

FIRST FLOOR OFFICE SUITE TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

101 SQ. M (1,087 SQ. FT) APPROX.

KEMPTON PARK HOUSE 17/19 PARK ROAD, SUNBURY TW16 5BX



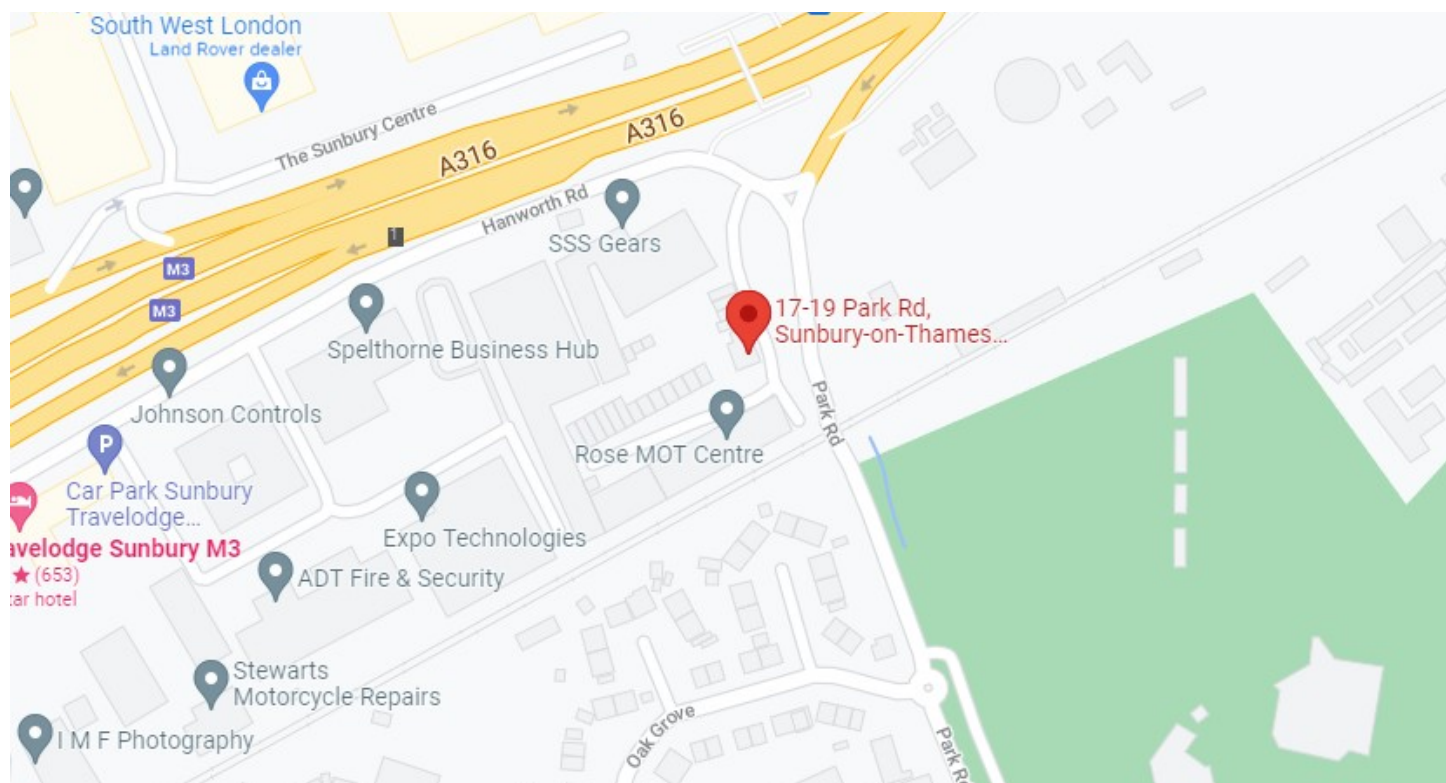
Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FIRST FLOOR OFFICE SUITE**
- **4 PARKING SPACES TO REAR**
- **EXCELLENT ACCESS TO TRANSPORT LINKS**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

Park Road is located within striking distance of Kempton Park Racecourse, just off the A316/M3 junction at Sunbury on Thames.

Sunbury and Kempton Park Railway stations are both within approximately 0.5 miles, with good local shopping at Sunbury Cross.

The building is set back from Park Road in Orchard Road at the junction with Hanworth Road, which can be accessed directly from the A316 heading away from London.

DESCRIPTION

The available suite is located on the first floor of this detached office building constructed in the mid 1990's. The office is currently laid out as a mix of open plan and cellular offices.

Amenities include male and female toilet facilities, kitchenette and parking for 4 vehicles to the rear.

ACCOMMODATION

The office has the following approximate net internal floor area:-

First Floor	100.98 sq m	(1,087 sq ft)
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TENURE

Available on a new lease for a term to be agreed.

RENT

£12.50 per square foot. **An all inclusive rental package will be considered with further details upon request.**

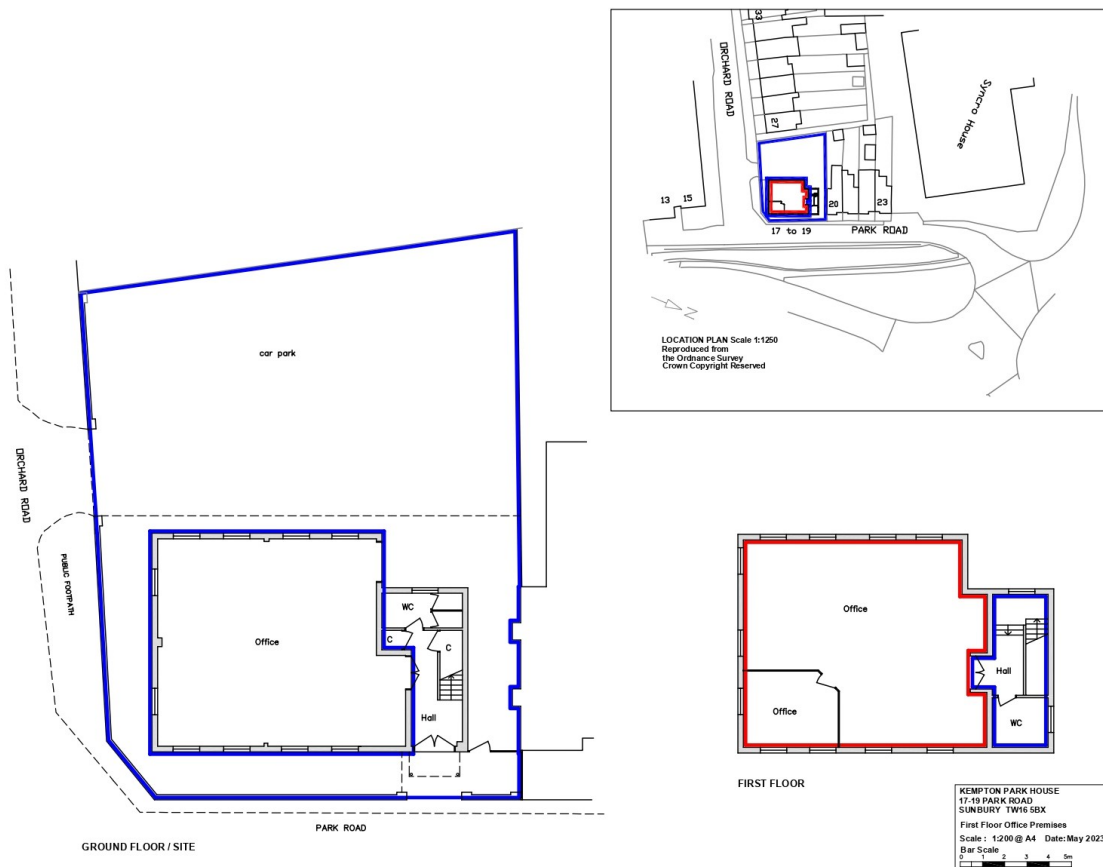
SERVICE CHARGE

£2.50 per square foot for the upkeep of the building and communal areas.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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BUSINESS RATES

2023 Rateable Value: £43,000

Business rates will be charged pro rata and equate to approximately £9 psf. (£9,800 pa).

ENERGY PERFORMANCE RATING

Energy Rating: D (76).

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204

antony@snellers.com



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