

# TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

116.7 sq. m (1257 sq.ft) approx.

**UNIT 1, HAMPTON HILL BUSINESS PARK, TW12 1NR**



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **TWO STOREY BUSINESS UNIT**
- **LANDSCAPED BUSINESS PARK**
- **ALLOCATED PARKING**
- **OPEN PLAN LAYOUT**
- **NEW LEASE AVAILABLE**

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.

# 1 HAMPTON HILL BUSINESS PARK, TW12 1NR

## LOCATION

The business park is situated close to the junction of High Street, Park Road and Hampton Road, Hampton Hill within a modern business park.

A variety of local shops, pubs and restaurants are in the High Street as well as Sainsbury, Tesco Metro and Costa Coffee.

Fulwell Railway Station is approximately  $\frac{1}{4}$  of a mile and the A316 Chertsey Road is just over a mile providing access to the M3 and motorway network.

## DESCRIPTION

The property comprises a two storey business unit offering primarily open plan accommodation over ground and first floors.

## AMENITIES

- Loading doors
- Security shutters
- Electric heating
- Kitchenette
- WC and separate shower
- Allocated Parking

## ACCOMMODATION

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

| Unit 1       | Sq. m        | Sq. ft      |
|--------------|--------------|-------------|
| Ground Floor | 74.5         | 802         |
| First Floor  | 42.2         | 455         |
| <b>Total</b> | <b>116.7</b> | <b>1257</b> |

## TENURE

Available on a lease for a term to be agreed.

## RENT

£23,500 per annum

The rent is subject to VAT.

## BUSINESS RATES

2023 Rateable Value: £24,750

For confirmation of rates payable please contact the business rates department of the London Borough of Richmond upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: B49

A copy of the certificate is available on Request.

## VIEWING

Strictly by appointment through Joint Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com

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

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