

TO LET

GROUND AND SECOND FLOOR SUITES

WELLINGTON HOUSE, 209-217 HIGH STREET, HAMPTON HILL, TW12 1NP

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **AIR CONDITIONED OFFICE SUITES**
- **ATTRACTIVE MODERN THREE STOREY BUILDING**
- **CAR PARKING BY ARRANGEMENT**
- **AVAILABLE ON NEW LEASES**

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

Wellington House is prominently located on the west side of High Street, Hampton Hill, close to the intersection with the A313 Hampton Road / Park Road. The High Street provides an extensive range of retail, restaurant and leisure amenities including access Bushy Park.

The A313 provides direct access to the A316 approximately 1.2 miles to the west, which provides access to the M3, M25 and Central London.

Fullwell Station is located approximately 700m north via High Street / Wellington Road, with rail services to London Waterloo taking approx. 40 minutes. In addition Teddington Station and town centre are under 1 mile to the east.

DESCRIPTION

The property comprises an attractive three storey modern office building with a main central reception area which is also accessible from the car parking area at the rear.

The offices are air conditioned, with raised floors, suspended ceilings with integral lighting and new carpeting. A passenger lift serves all floors and there are shared kitchens and male/female WC's and showers on each floor.

The available accommodation comprises self contained suites on the ground and second floors.

The offices comprise a mix of open plan and some partitioned offices, which can be offered with the premises or alternatively can be removed or relocated internally as appropriate depending on an occupiers requirements.

Car parking by separate arrangement.

ACCOMMODATION

The available suites provide the following approximate net internal floor areas:-

	SQ.M	SQ.FT
Ground floor	88.4	952
Second Floor	82.3	886

TENURE

The premises are available to let on a new lease for a term by arrangement.

ENERGY PERFORMANCE RATING

Energy Rating: D87

A copy of certificate is available upon request.

RENT

Ground floor	£19,000 per annum
Second Floor	£17,800 per annum

VAT is applicable. Service charge applicable with further details upon request.

BUSINESS RATES

2023 Rateable Values

Ground floor	£20,250
Second Floor	£15,750

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

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
SNELLER COMMERCIAL
020 8977 2204

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

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