

# TO LET

79 SQ. M (849 SQ. FT) APPROX.

4 CASTLE BUSINESS VILLAGE, STATION ROAD, HAMPTON TW12 2BX

## SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

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# 4 CASTLE BUSINESS VILLAGE, TW12 2BX

## LOCATION

Castle Business Village is located in Station Road, Hampton and there is also access from High Street, Hampton.

Hampton Railway station is approximately 600 yards and provides services to London Waterloo. The area is well served by local shops and cafes and for road communications Junction 1 of the M3 is within 3 miles leading to the M25 and motorway network.

## DESCRIPTION

This self contained suite is situated on the ground floor and fitted to a high standard to provide a main open plan area with partitioned office, male & female WC's, one providing disabled access, and kitchenette.

## ACCOMMODATION

The property has an approximate net internal floor area of:-

79 sq. m (849 sq. ft)

## AMENITIES

- Comfort Cooling
- Carpeting
- Fire Alarm
- Car Parking

## RENT

£17,000 per annum.

VAT is applicable

## TENURE

Available on a new lease for a term by arrangement. Flexible terms will be considered with further details upon request.

## BUSINESS RATES

2023 Rateable Value: £18,500

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

## ENERGY PERFORMANCE RATING

Energy Rating: B42

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Joint Sole Agents.

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

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