

TO LET

124.4 sq. m (1338 sq.ft) approx.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

UNIT 3, HAMPTON HILL BUSINESS PARK, TW12 1NR



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **TWO STOREY BUSINESS PREMISES**
- **FULLY REFURBISHED**
- **LANDSCAPED BUSINESS PARK**
- **ALLOCATED PARKING**
- **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.

3 HAMPTON HILL BUSINESS PARK, TW12 1NR

LOCATION

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

A variety of local shops, pubs and restaurants are located 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 within an attractive business park.

AMENITIES

- Male and female WC/DDA compliant
- Fitted kitchen
- Security alarm
- Electric heaters
- Double loading doors
- Security shutters
- Allocated Parking

ACCOMMODATION

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

	Sq. m	Sq. ft
Ground Floor	84.4	908
First Floor	40.0	430
Total	124.4	1338

TENURE

Available on a lease for a term to be agreed.

RENT

£25,000 per annum

The rent is subject to VAT.

BUSINESS RATES

2023 Rateable Value: £27,000

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

ENERGY PERFORMANCE RATING

Energy Rating: C53

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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