

# TO LET

## 147.5 SQ. M (1588 SQ. FT) APPROX

### DETACHED RIVERSIDE STUDIO/OFFICE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

### UNIT 21, PLATTS EYOT, LOWER SUNBURY ROAD, HAMPTON TW12 2HF



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

**020 8977 2204**

- **DETACHED OFFICE/STUDIO BUILDING WITH MEZZANINE LEVEL**
- **PEDESTRIAN ACCESS ACROSS FOOT BRIDGE**
- **UNALLOCATED PARKING ON LOWER SUNBURY ROAD**

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.

# PLATTS EYOT, LOWER SUNBURY ROAD, HAMPTON TW12 2HF

## LOCATION

Platts Eyot is located on the River Thames between Hampton to the North and Molesey to the South. The island is accessed via a footbridge directly off Lower Sunbury Road, which links Hampton Court and Kingston to the East and Sunbury to the West.

The A308 is situated approximately ¼ of a mile away which provides direct access to the M3, approximately 2½ miles away.

## DESCRIPTION

The island is home to a variety of commercial uses and tenants currently include designers, industrial uses as well as traditional moorings and boat related uses.

Unit 21 comprises a detached riverside building providing open plan space with additional mezzanine level and benefitting from excellent natural light and stunning river views. There is also a fully fitted kitchen and WC.

There is unallocated parking on Lower Sunbury Road with footbridge access to the island.

## RENT

£16,640 pa plus VAT and service charge.

## TENURE

Available by way of a 3 year lease with a mutual rolling break clause on expiry of 18 months of the term, subject to 6 months notice.

A suitable rent deposit will be required, subject to references.

## BUSINESS RATES

2023 Rateable Value: £10,500

Tenants may qualify for 100% rates relief. For confirmation of rates payable please contact the business rates department of the London Borough of Richmond.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE  
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