

# TO LET / SALE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

1,160.30 sq. m (12,554 sq. ft.) GIA

**Rear of 1 and 2 Vicarage Road, Hampton Wick, KT1 4EB**



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

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **Vacant Industrial building**
- **Open Class E Commercial Business Uses**
- **Large service yard**
- **6 Parking Spaces**
- **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.



# Rear of 1 and 2 Vicarage Road, Hampton Wick, KT1 4EB

## LOCATION

The property is situated in Hampton Wick, an affluent location in the London Borough of Richmond Upon Thames.

Hampton Wick Railway station had a direct survive to London Waterloo. Road communications are very goods with the M3 and M4 motorways approximately 5 and 6 miles to the West and North respectively.

## DESCRIPTION

The building comprises a light industrial building including a two-storey office building.

The ground floor is of cast concrete construction with a painted finish/ There are 2 roller shutter doors. The unit is arranged around a secured central yard area and benefits from 6 car spaces.

## ACCOMMODATION

	SQ. M	SQ.FT
Ground Office	141.30	1,521
First Office	141.20	1,520
Ground Warehouse	647.80	6,973
Ground Warehouse	236.00	2,540
<b>Total</b>	<b>1,166.30</b>	<b>12,554</b>

A measured survey is available within the Data Site.

## TENURE

Available on a new lease for a term to be agreed.

## RENT

£150,000 per annum (£12 per sq. ft)

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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**PRICE** £ 2,900,000

## BUSINESS RATES

For confirmation of rates payable, please contact the business rates department of Richmond Borough Council

## ENERGY PERFORMANCE RATING

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

**Scott Helyer**  
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