

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

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

1-3 Vicarage Road, Hampton Wick, KT1 4EB



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

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.

1-3 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 has a direct service to London Waterloo. Road communications are very good with the M3 and M4 motorways approximately 5 and 6 miles to the West and North respectively.

DESCRIPTION

The premises comprise a light industrial building including office space on both the ground and first floors.

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 |
| Total | 1,166.30 | 12,554 |

TENURE

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

RENT £10 per sq ft. The property can be split in parts to suit occupation.

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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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

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