

TO LET

116 SQ. M (1248 SQ. FT) APPROX

7 HIGH STREET, HAMPTON HILL TW12 1NB

SNELLER
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020 8977 2204

- WORKSHOP/STORAGE UNIT
- ADDITIONAL STORAGE CONTAINERS/SHEDS
- PARKING AREA
- 3 PHASE POWER

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is located on the west side of Hampton Hill High Street, close to its junction with Uxbridge Road.

The A316 is approximately 1.5 miles to the north west of the property providing access to the M3 and motorway network. Fulwell railway station is within approximately ½ a mile.

DESCRIPTION

The property comprises an industrial workshop/storage building with concrete flooring, 3 phase power, kitchenette area and WC. Externally there are two further storage containers, with electricity supply and two small sheds providing additional storage. The site is gated and provides parking for 2 – 3 vehicles.

BUSINESS RATES

2023 Rateable Value: £5,200

Tenants may qualify for 100% relief and it is recommended that enquiries are made with the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: E125

A copy of the certificate is available upon request.

TENURE

Available on a new lease for a term by arrangement.

RENT

£15,000 per annum

ACCOMMODATION

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

	SQ. M	SQ. FT
Storage Container	14.8	159
Storage Container	10.1	109
Main Building	72.3	778
Shed	8.7	94
Shed	10.1	109
TOTAL	116	1248

VIEWING

Strictly by appointment through Sole Agents.

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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.