

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

57.7 sq. m (621 sq. ft) approx.

UNIT 13, PART FIRST FLOOR, PLATTS EYOT
LOWER SUNBURY ROAD, HAMPTON TW12 2HF



www.snellers.com

020 8977 2204

- FIRST FLOOR OFFICE/STUDIO
- RIVER VIEWS
- PEDESTRIAN ACCESS ACROSS BRIDGE
- UNALLOCATED PARKING WITHIN CAR PARK ON LOWER SUNBURY ROAD

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 $\frac{1}{4}$ of a mile away which provides direct access to the M3, approximately $2\frac{1}{2}$ miles away.

DESCRIPTION

Platts Eyot offers a variety of light industrial, storage, office and studio units with varying specifications. The units are suitable for a variety of commercial uses and tenants currently include designers, industrial uses as well as traditional moorings and boat related uses.

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

ACCOMMODATION

This open plan office/studio space is located on the first floor with shared kitchen and WC facilities.

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

Size sq. ft	Rent Plus VAT pa.	Service Charge pa.
621	£10 psf	£1,863

The service charge is approximate, and VAT is applicable on rent and service charge.

Buildings insurance is not included with further details upon request.

BUSINESS RATES

Further details are available upon request.

TENURE

Available by way of a 3 – 5 year lease. Landlords break option February 2028, subject to 6 months notice with tenants break option to be negotiated.

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

VIEWING

Strictly by appointment through Joint 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.

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.