

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

136.9 sq. m (1473 sq.ft) approx.

UNIT 4, HAMPTON HILL BUSINESS PARK, TW12 1NR



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **TWO STOREY BUSINESS PREMISES**
- **LANDSCAPED BUSINESS PARK**
- **ALLOCATED PARKING**
- **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.

4 HAMPTON HILL BUSINESS PARK, TW12 1NR

LOCATION

The business park is situated close to the junction of High Street, Park Road and Hampton Road in Hampton Hill.

A variety of local shops, pubs and restaurants are located in the High Street as well as Sainsbury, Tesco Metro and Costa Coffee.

Fulwell Railway Station is approximately ¼ of a mile and the A316 Chertsey Road is just over a mile providing access to the M3 and motorway network.

DESCRIPTION

The property comprises a two storey business unit within an attractive business park.

AMENITIES

- Male and female WC/DDA compliant
- Glass partitioned meeting room to first floor
- AC units (ground floor)
- Fitted kitchenette
- Electric heaters
- Double loading doors
- Security shutters
- Allocated Parking

ACCOMMODATION

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

	Sq. m	Sq. ft
Ground Floor	86.6	932
First Floor	50.3	541
Total	136.9	1473

TENURE

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

RENT

£27,250 per annum

The rent is subject to VAT.

BUSINESS RATES

2026 Rateable Value: £29,250

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: E107

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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