

# TO LET

39.2 SQ. M (423SQ. FT) APPROX.

UNIT 6, R/O 60 HIGH STREET, HAMPTON WICK  
KT1 4DB

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- **EXCELLENT LOCATION**

## LOCATION

Located between the affluent towns of Teddington and Kingston upon Thames. The property is situated in Hampton Wick with easy access direct from the High Street leading to a small courtyard behind Navigator House.

Hampton Wick station is in close proximity and Kingston town centre is within ½ a mile. Hampton Wick benefits from a number of independent retailers including a local post office and a selection of restaurants, cafes and public houses.

## DESCRIPTION

The property comprises a self-contained business unit with first floor office and under eaves storage. The unit benefits from UPVC windows and double loading doors with roller shutter. There is shared use of male & female WC's within the courtyard.

The premises also benefit from an allocated parking bay.

## ACCOMMODATION

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

Ground Floor	23.8 sq. m (257 sq. ft)
First Floor	15.4 sq. m (166 sq. ft)
<b>TOTAL</b>	<b>39.2 SQ. M (423 SQ. FT)</b>

Plus under eaves storage

## BUSINESS RATES

2023 Rateable Value: £7,700

2026 Rateable Value: £6,600

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

## ENERGY PERFORMANCE RATING

Energy Rating: D88

A copy of the certificate is available on request.

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£10,000 per annum

## 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.