

TO LET

325 SQ. M (3,495 SQ. FT) APPROX.

8/9 CASTLE BUSINESS VILLAGE, STATION ROAD, HAMPTON TW12

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

- **GROUND AND FIRST FLOOR BUSINESS PREMISES**
- **ATTRACTIVE BUSINESS PARK**
- **ALLOCATED PARKING**
- **COMFORT COOLING**

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.

8/9 CASTLE BUSINESS VILLAGE, TW12 2BX

LOCATION

Castle Business Village is located on Station Road, Hampton and there is also access from High Street, Hampton.

Hampton Railway station is approximately 600 yards and provides services to London Waterloo. The area is well served by local shops and cafes and for road communications Junction 1 of the M3 is within 3 miles leading to the M25 and motorway network.

DESCRIPTION

The office is located within a terrace of offices and occupies the ground and first floor of Units 8 & 9. There are male, female and DDA compliant WC's and fitted kitchen on the ground floor.

The offices are currently partitioned to provide a number of private offices but can be offered open plan if required.

There is additional parking on site with further details upon request.

ACCOMMODATION

The property has an approximate net internal floor area of:-

325 sq. m (3,495 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£70,000 per annum

VAT is applicable

BUSINESS RATES

2026 Rateable Value: £78,500

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

ENERGY PERFORMANCE RATING

To be confirmed.

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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