

TO LET

15.6 SQ. M (168 SQ. FT) approx.

FIRST FLOOR, 4 MOUNT MEWS, HAMPTON, MIDDLESEX TW12 2SH

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **FIRST FLOOR 1/2 PERSON OFFICE**
- **REFURBISHED TO A HIGH SPECIFICATION**
- **COMFORT COOLING**
- **FULLY INCLUSIVE TERMS**

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.

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LOCATION

The property is located in a mews style mixed use development close to the River Thames in Hampton, near the junction of Station Road and High Street. Hampton village provides a range of local amenities including shops, restaurants and pubs.

For road communications, Junction 1 of the M3 is within 3 miles providing access to the M25 and motorway network. Hampton Railway Station, on the Waterloo to Shepperton line, provides services to central London.

DESCRIPTION

The premises were completely refurbished approximately 3 years ago and the available first floor office has fully glazed partitioning creating a contemporary environment, ideal for the modern business.

There is shared use of a fully fitted kitchen on the first floor and male and female WC's on the ground floor.

ACCOMMODATION

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

15.6 sq. m (168 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£7,200 per annum inclusive of business rates, heating, lighting, water, service charge, estate charge, buildings insurance and internet connection.

ENERGY PERFORMANCE RATING

Energy Rating: D96

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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