

BUSINESS UNITS TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

PLATTS EYOT, LOWER SUNBURY ROAD, HAMPTON TW12 2HF



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

020 8977 2204

- **A SELECTION OF OFFICES, STUDIOS AND LIGHT INDUSTRIAL UNITS**
- **PEDESTRIAN ACCESS ACROSS BRIDGE**
- **UNALLOCATED PARKING ON LOWER SUNBURY ROAD**

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

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 ¼ of a mile away which provides direct access to the M3, approximately 2½ 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.

Please find attached the availability schedule with further details.

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.

BUSINESS RATES

A number of the units are not rated and further details are available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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AVAILABILITY SCHEDULE

UNIT NO	DESCRIPTION	SIZE SQ. FT	RENT + VAT PA	SERVICE CHARGE PA
14 Suite 2	First floor office/studio	600	£10 psf	£1,594
Unit 504	Industrial	996	£10 psf	£2053.59
13 First floor	Office/Studio use. Restrictive head height—communal kitchen and WC facilities.	1,228	£10 psf	£3,735
13 Part First Floor	Office/Studio use. Restrictive head height—communal kitchen and WC facilities	621	£10 psf	£1,863
13 Part First Floor	Office/Studio use. Restrictive head height—communal kitchen and WC facilities	615	£10 psf	£1,845
12 Part unit 12	Industrial	1,210	£10 psf	£3,019.52
37d First Floor	Office	761	£10 psf	£2,197.77
<p>NB: Service charge is approximate and VAT is applicable on rent and service charge. Buildings insurance is not included with further details upon request.</p> <p>Offers will be considered for Unit 13 to include a rent free period for the tenants required fit out.</p>				