

TO LET

1,095.22 SQ. M (11,789 SQ. FT)

GROUND, FIRST & SECOND FLOOR, 13 CASTLE MEWS, HAMPTON, MIDDLESEX TW12 2NN

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **OPEN PLAN OFFICES**
- **SECOND FLOOR TERRACE**
- **AIR CONDITIONING**
- **RAISED FLOORS**
- **CAR PARKING**

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.

13 CASTLE MEWS, HIGH STREET, HAMPTON TW12 2NN

LOCATION

The property is situated off Hampton High Street in Castle Business Village. Hampton offers a variety of shops, restaurants, public houses and a Waitrose convenience store. The River Thames and Bushy Park are also in close proximity to the property.

The property is conveniently situated for the A308 Thames Street which leads to the M3 at Sunbury and provides access to the M25 and national motorway network. Heathrow Airport is approximately 9 miles away and Hampton Railway Station provides regular services to London Waterloo via Wimbledon.

DESCRIPTION

13 Castle Mews is a high specification office building situated within a business park setting. The building combines attractive architectural features complimented by a high quality fit out providing versatile open plan accommodation. The floors are to be refurbished.

ACCOMMODATION

The offices have an approximate net internal floor area of:

Ground floor: 4,743 sq ft
First floor: 4,616 sq ft
Second floor: 2,430 sq ft

Total: 11,789 sq ft

AMENITIES

- Air Conditioning
- Raised Floors
- Suspended ceilings
- Passenger lift
- Male, Female & Disabled WC's
- Shower facilities
- 8 car parking spaces with option for additional spaces on licence



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

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TENURE

Available on a new sub lease for a term by arrangement.

RENT

£19.50 per sq.ft.

BUSINESS RATES

2017 Rateable Value

Ground Floor Rateable Value: £63,500
First Floor Rateable Value: £90,500
Second Floor Rateable Value: £47,500
Parking Rateable Value: TBC

2023 Rateable Value

Ground Floor Rateable Value: £84,500
First Floor Rateable Value: £88,500
Second Floor Rateable Value: £49,750
Parking Rateable Value: TBC

ENERGY PERFORMANCE RATING

Energy Rating: C64

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
020 8977 2204
antony@snellers.com

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