

# TO LET

125.3 SQ. M (1349 SQ. FT) APPROX.

GROUND FLOOR, UNIT G, KINGSWAY BUSINESS PARK, HAMPTON TW12 2HD

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **GROUND FLOOR OFFICE SUITE**
- **LANDSCAPED BUSINESS PARK**
- **4 ALLOCATED PARKING SPACES**
- **NEW LEASE AVAILABLE**

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.

## LOCATION

Kingsway Business Park is located on Oldfield Road on the west side of Hampton. Hampton village benefits from a range of local shops, restaurants and there is a Waitrose supermarket at the junction of Oldfield Road and Percy Road.

Hampton Railway station provides a direct service to London Waterloo and Junction 1 of the M3 is approximately 3 miles.

## DESCRIPTION

The office suite is located on the ground floor of this modern two storey office situated within a landscaped business park setting.

The suite is currently partitioned with attractive glass partitions to provide 3 private offices plus an open plan area, fitted kitchen and reception. There are double loading doors to the rear and there will be 4 allocated parking spaces.

## AMENITIES

- Heating/cooling units
- Gas central heating
- Suspended ceiling
- Inset lighting
- Part carpeting/hard wood floor
- Fitted kitchen
- Disabled WC
- Office furniture available.

## ACCOMMODATION

The office has a net internal floor area of approximately 125.3 sq. m (1349 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£27,000 per annum exclusive.

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

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

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