

TO LET/FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

295 sq. m (3180 sq. ft) approximately

6 PARK ROAD, HAMPTON HILL TW12 1HB



www.snellers.com

020 8977 2204

- **THREE STOREY OFFICE**
- **ELEGANT PERIOD BUILDING**
- **PRIVATE PATIO**
- **NEW LEASE AVAILABLE**
- **MAY SELL**

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.

6 PARK ROAD, HAMPTON HILL TW12 1HB

LOCATION

The property is located on Park Road, close to the junction of the High Street and Wellington Road in Hampton Hill.

Hampton Hill is well situated for easy access to the motorway network via the A316 which is within 1¼ miles providing access to the M3.

Hampton Hill High Street provides a range of shops, restaurants and cafes and Fulwell railway station is approximately one third of a mile providing regular services to London Waterloo.

DESCRIPTION

This elegant period building is mainly open plan with some glass partitioned offices and board room with sliding partition doors on the ground floor. There is access from the board room to a private garden area. There male and female WC facilities on the ground and first floors and the second floor has a fully fitted shower room.

The offices benefit from carpeting, video entry, security alarm and floor boxes for power and phone lines.

ACCOMMODATION

The offices have the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	143	1544
First Floor	95	1022
Second Floor	58	629
TOTAL	296	3195

TENURE

Available on a new lease for a term by arrangement.

RENT

Further details upon request.

FREEHOLD

A sale of the freehold may be considered with further details upon request.

BUSINESS RATES

2023 Rateable Values:

Ground Floor: £31,000
First Floor: £20,750
Second Floor: £11,000

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through joint Sole Agents.

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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.
Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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