

TO LET

30.9 SQ. M (333 SQ. FT) APPROX.

100B HIGH STREET, HAMPTON, MIDDLESEX TW12 2ST

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **SELF CONTAINED GROUND FLOOR PERIOD OFFICE BUILDING**
- **ATTRACTIVE GATED COURTYARD**
- **FULLY REFURBISHED**
- **2 PARKING SPACES**

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.

100B HIGH STREET, HAMPTON TW12 2ST

LOCATION

The property is located towards the northern end of Hampton High Street close to the junction with Douai Grove. Hampton Hill High Street and Hampton village provide a range of local shops, pubs and restaurants and local features such as the River Thames and Bushy Park are nearby.

For road communications the A316 Chertsey Road is approximately 2 miles providing access to the M3 and motorway network. Hampton railway station provides a direct service to Waterloo via Twickenham and Kingston and a number of bus routes serve the local area.

DESCRIPTION

This character office is situated within an attractive gravelled courtyard with a gated entrance.

This ground floor office is self contained and is open plan with entrance lobby and WC. The office has been fully refurbished and benefits from electric heating, office lighting, storage cupboards and carpeting.

Two parking spaces will be allocated within the court yard.

ACCOMMODATION

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

30.9 sq. m (333 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£8,500 per annum.

BUSINESS RATES

Business rates are not applicable.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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