

TO LET

SNELLER COMMERCIAL

40.3 sq. m (434 sq. ft) & 59.5 sq. m (640 sq. ft) CHARTERED SURVEYORS

16 HIGH STREET, HAMPTON WICK, SURREY KT1 4DB



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

www.snellers.com

020 8977 2204

- **TWO GROUND FLOOR OFFICE SUITES**
- **SHARED USE OF WELL FITTED KITCHEN**
- **DISABLED WC**
- **SHOWER**
- **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.

16 HIGH STREET, HAMPTON WICK KT1 4DB

LOCATION

Located between the affluent towns of Teddington and Kingston upon Thames, the property is situated in a prominent location on the High Street in Hampton Wick.

Hampton Wick station with a direct service to London Waterloo is in close proximity and Kingston town centre and station are within ¼ of a mile. Hampton Wick benefits from a number of independent retailers including a local post office and a variety of restaurants, cafes and public houses.

DESCRIPTION

The offices are located on the ground floor of this prominent character building with an entrance on the High Street.

The offices are offered in good decorative order and benefit from an attractive entrance lobby, shared use of a fully fitted kitchen, male and female WC's, disabled WC and shower facility. There is access from Bridge Street to a private gated car park.

Suite 1 is an open plan office and Suite 2 benefits from two private glass partitioned offices as well as an open plan area.

Amenities include full carpeting, window blinds and air conditioning/heating. Furniture available if required.

ACCOMMODATION

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

	Sq. m	Sq. ft
Suite 1	40.3	434
Suite 2	59.5	640

TENURE

Available on a new lease for a term by arrangement. Flexible terms considered.

RENT

Suite 1: £11,000 per annum

Suite 2: £16,000 per annum

Rent is exclusive of all other outgoings.

VAT is applicable.

BUSINESS RATES

2017 Rateable Values

Suite 1: £7,300

Suite 2: £12,000

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

ENERGY PERFORMANCE RATING

Energy Rating: E119

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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