TO LET

100.7 SQ. M (1085 SQ. FT) APPROX.

SNELLER COMMERCIAL
CHARTERED SURVEYORS

6 CASTLE BUSINESS VILLAGE, STATION ROAD, HAMPTON TW12 2BX

VIEW OF BUSINESS PARK

Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **GROUND FLOOR BUSINESS PREMISES**
- **ATTRACTIVE BUSINESS PARK**
- **ONE PARKING SPACE**
- **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.

6 CASTLE BUSINESS VILLAGE, TW12 2BX

LOCATION

Castle Business Village is located on Station Road, Hampton and there is also access from High Street, Hampton.

Hampton Railway station is approximately 600 yards and provides services to London Waterloo. The area is well served by local shops and cafes and for road communications Junction 1 of the M3 is within 3 miles leading to the M25 and motorway network.

DESCRIPTION

The office is located on the ground floor and provides an open plan area with one glass partitioned office, male & female WC's and kitchenette.

There is additional parking on site with further details upon request.

ACCOMMODATION

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

100.7 sq. m (1085 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£21,700 per annum

VAT is applicable

BUSINESS RATES

2026 Rateable Value: £22,250

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

ENERGY PERFORMANCE RATING

Energy Rating: C59

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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