

TO LET

42.5 sq. m (457 sq. ft) approx.

4 MOUNT MEWS, HAMPTON, MIDDLESEX TW12 2SH

SNELLER
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020 8977 2204

- **GROUND FLOOR OFFICE**
- **PARKING BY ARRANGEMENT**
- **SHARED MALE & FEMALE WCs ON GROUND FLOOR**

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is located in a mews-style business park close to the River Thames in Hampton, near the junction of Station Road and High Street. Hampton Village provides a range of local amenities including shops, restaurants and pubs. Junction 1 of the M3 is within 3 miles providing access to the M25 and motorway network. Hampton Railway Station on the Waterloo to Shepperton line provides access to Central London.

DESCRIPTION

The premises comprises an attractive mid-terrace office building with the available suite being on the ground floor with a shared entrance and male and female WCs. The business park benefits from an electric barrier at the entrance from the High Street with code/voice entry.

ACCOMMODATION

The office has the following approximate net internal floor area:

42.5 sq. m (457 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£10,000 per annum exclusive.

A rent to include all other outgoings will be considered with further details upon request.

Parking is available at an additional cost per space.

BUSINESS RATES

2026 Rateable Value: £9,600

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

ENERGY PERFORMANCE RATING

Energy Rating: D96

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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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.

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