

TO LET

128 SQ. M (1377 SQ. FT) APPROX.

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

SNELLER
COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **FIRST FLOOR BUSINESS PREMISES**
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- **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.

11 CASTLE BUSINESS VILLAGE, TW12 2BX

LOCATION

Castle Business Village is located on Station Road, Hampton and there is 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 first floor and provides a large open plan space and 4 partitioned private offices. The office has been fully refurbished and there are male & female WC's, shower and kitchenette.

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

ACCOMMODATION

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

128 sq. m (1377 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£27,540 per annum

VAT is applicable

BUSINESS RATES

2023 Rateable Value: £30.500

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

ENERGY PERFORMANCE RATING

Energy Rating: B31

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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