

# TO LET

148.3 SQ. M (1596 SQ. FT) APPROX.

100A HIGH STREET, HAMPTON, MIDDLESEX TW12 2ST

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **TWO STOREY PERIOD OFFICE BUILDING**
- **ATTRACTIVE GATED COURTYARD**
- **COMFORT COOLING**
- **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.

# 100A 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

The offices are situated within a courtyard with a gated entrance. The property comprises a two storey period building of primarily open plan office accommodation with glass partitioned meeting rooms on the ground and first floors.

The office was fully refurbished to a high standard approximately 3 years ago and benefits from:-

- Comfort Cooling
- Male & Female WC's
- Fire and Intruder Alarm
- Fitted kitchen
- Carpeting
- Attractive glazed staircase
- Parking

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor	75.8 sq. m	816 sq. ft
First Floor	72.5 sq. m	780 sq. ft
<b>TOTAL</b>	<b>148.3 sq. m</b>	<b>1596 sq. ft</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£28,500 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £28,250

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

## ENERGY PERFORMANCE RATING

Energy Rating: D78

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

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

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