

TO LET

219.8 SQ. M (2366 SQ. FT) APPROX.

7 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

- **GROUND AND FIRST FLOOR BUSINESS PREMISES**
- **ATTRACTIVE BUSINESS PARK**
- **3 PARKING SPACES**
- **COMFORT COOLING**
- **NEW LEASE AVAILABLE ON FLEXIBLE TERMS**

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.

7 CASTLE BUSINESS VILLAGE, TW12 2BX

LOCATION

Castle Business Village is located in 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 premises are laid out over ground and first floor providing fully refurbished open plan accommodation and benefitting from male, female and disabled WC's, shower, air conditioning, suspended ceilings with integral lighting and kitchenette.

There are 3 allocated parking spaces. Further spaces are available at an additional cost with further details upon request.

ACCOMMODATION

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

	SQ. M	SQ. FT
Ground Floor	72.2	777
First Floor	147.6	1589
Total	219.8	2366

TENURE

Available on a new lease for a term by arrangement.

RENT

£47,000 per annum

VAT is applicable

BUSINESS RATES

2023 Rateable Value: £48,250

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

ENERGY PERFORMANCE RATING

Energy Rating: B44

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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

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

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