

TO LET

57 SQ. M (615 SQ. FT APPROX.)

13 HANWORTH ROAD, HAMPTON TW12 3DH

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **SELF CONTAINED GROUND FLOOR OFFICE**
- **ATTRACTIVE GLAZED WINDOW FRONTAGE**
- **EXTERNAL STORAGE**
- **UNRESTRICTED STREET PARKING**
- **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.

13 HANWORTH ROAD, TW12 3DH

LOCATION

The property is located on Hanworth Road, close to the junction with Uxbridge Road in Hampton.

Hampton Hill High Street and its facilities are within ½ a mile and Junction 1 of the M3 is approximately 3 miles.

DESCRIPTION

The property comprises a ground floor office with attractive glazed frontage. The office is currently partitioned to provide one open plan office, two store rooms, kitchenette and WC.

There is side access to an external store room of approximately:-

15.4 sq. m (165 sq. ft).

Hanworth Road provides unrestricted on street parking.

ACCOMMODATION

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

57 sq. m (615 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£11,500 per annum

BUSINESS RATES

2023 Rateable Value: £9,000

Tenants may qualify for 100% rates relief and for confirmation please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

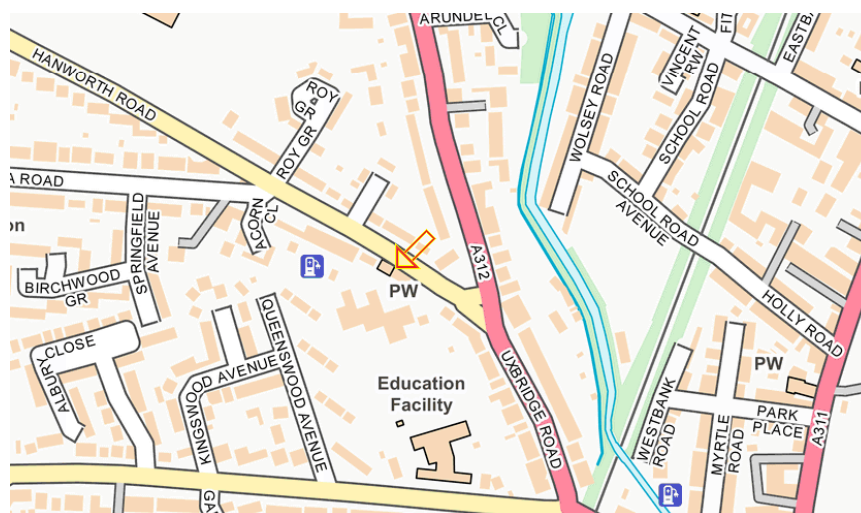
Energy Rating: E110

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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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.

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

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