

# TO LET

783 sq. ft (72.7 sq. m) approx.

FIRST FLOOR, ASHLEY HOUSE 58 - 60 ASHLEY ROAD, HAMPTON MIDDLESEX, TW12 2HU

# SNELLER

COMMERCIAL

CHARTERED SURVEYORS



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

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **FIRST FLOOR OPEN PLAN OFFICE SUITE**
- **COMFORT COOLING & HEATING**
- **CONVENIENT LOCATION ADJACENT TO HAMPTON RAILWAY STATION**

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.

# FIRST FLOOR, ASHLEY HOUSE 58 - 60 ASHLEY ROAD, HAMPTON MIDDLESEX

## LOCATION

Ashley House is located in Hampton Village adjacent to Hampton Railway Station, which provides direct services to London Waterloo with a journey time of 40 minutes.

Hampton provides a variety of shops, restaurants and public houses providing services to an established business community. There is a Waitrose within a few hundred yards of the property and Junction 1 of the M3 motorway at Sunbury is approximately 3 miles connecting to the M25 and motorway network.

## DESCRIPTION

Ashley House is an attractive three storey building designed to provide modern high specification offices whilst retaining an attractive character facade.

The available first floor suite provides an open plan office with its own kitchenette and WC. The suite is fitted to a high specification to include comfort cooling heating, suspended ceilings, Category II recessed lighting, door entry system, fire alarm and is fully carpeted.

A separate meeting room is available, subject to advance booking.

## ACCOMMODATION

First floor 72.7 sq. m (783 sq. ft) approx.

## TENURE

Available on a new lease for a term by arrangement.

**RENT** £14,000 per annum plus VAT

## BUSINESS RATES

2023 Rateable Value: £13,500

For confirmation of rates payable, please contact the business rates department of Richmond Upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: B (41)

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

### **Antony Rapley**

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### **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.

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

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