

TO LET

134 SQ M (1442 SQ FT) NIA APPROX.

**GROUND FLOOR, F1 & F2 KINGSWAY BUSINESS PARK,
HAMPTON, TW12 2HD.**

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

020 8977 2204

- **GROUND FLOOR PREMISES SUITABLE FOR STORAGE/PRODUCTION/DISTRIBUTION**
- **OFFICE AREA**
- **3 ALLOCATED PARKING SPACES WITH THE ABILITY TO PARK UP TO 6 CARS**
- **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.

F1 & F2 KINGSWAY BUSINESS PARK, HAMPTON, TW12 2HD



LOCATION

Kingsway Business Park is located on Oldfield Road on the west side of Hampton. Hampton village benefits from a range of local shops, restaurants and there is a Waitrose supermarket at the junction of Oldfield Road and Percy Road.

Hampton Railway station is situated less than 600m from the property providing a direct service to London Waterloo. Junction 1 of the M3 is approximately 3 miles to the west.



DESCRIPTION

The property comprises the ground floor of two interconnected buildings with storage / production / distribution area and separate office. Loading is via two sets of double doors to the rear leading on to two private loading bays.

AMENITIES

- Heating/cooling unit to office area
- Gas central heating
- Suspended ceiling
- Recessed lighting
- DDA compliant WC
- 3 Phase power supply
- Loading & Parking for up to 6 vehicles

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

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ACCOMMODATION

The property has a total net internal floor area of approximately 134 SQ M (1442 SQ FT).

RENT

£25,000 per annum exclusive.

LEASE

New lease is available direct from the landlord with terms to be agreed.

The tenant is to be responsible for 50% of the estate charge, buildings insurance and Water. Electricity charges apply.

BUSINESS RATES

£15,561 Payable for the year ending March 2025.

ENERGY PERFORMANCE RATING

Energy Rating: D85

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

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.

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