

TO LET

1,572 sq. ft (146 sq. m) approx.

24 ASHLEY ROAD, HAMPTON MIDDLESEX, TW12 2JA

SNELLER
COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

- **TWO STOREY SELF CONTAINED BUILDING**
- **FORMER CHILDRENS DAY NURSERY**
- **CONVENIENT LOCATION ADJACENT TO HAMPTON RAILWAY STATION**
- **ENCLOSED REAR GARDEN**
- **ALLOCATED 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

24 ASHLEY ROAD, HAMPTON MIDDLESEX TW12 2JA

LOCATION

The property is located in Hampton Village close 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

The property is an attractive two storey building previously utilised as a Childrens Day Nursery.

The layout is flexible and can be altered to suit an occupiers individual needs.

The ground floor is largely open plan, with separate kitchen and dining area.

The first floor is also open plan, but currently split into two separate areas with a separate office.

In addition there are toilet facilities to both floors, and a walled garden to the rear.

In addition there are three allocated parking spaces.

ACCOMMODATION

Ground Floor 69 sq. m (743 sq. ft)

First Floor 77 sq. m (829 sq. ft)

Total 146 sq. m (1572 sq. ft)

All floor areas are approximate.

TENURE

Available on a new lease for a term by arrangement.

RENT

£45,000 per annum plus VAT

BUSINESS RATES

2023 Rateable Value: £25,750

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

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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