

TO LET

108.3 SQ. M (1166 SQ. FT) APPROX.

12 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

- **GROUND FLOOR BUSINESS PREMISES**
- **ATTRACTIVE CONSERVATORY AND GARDEN**
- **2 PARKING SPACES**
- **COMFORT COOLING**
- **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.

12 CASTLE BUSINESS VILLAGE, TW12 2BX

LOCATION

Castle Business Village is located on 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

This attractive ground floor office is located at the end of a terrace of mews offices within a business park setting.

There is an open plan office benefitting from an attractive glazed conservatory area leading to a paved private garden/patio. There are also two private offices.

AMENITIES

- 2 parking spaces
- Comfort cooling/heating
- Shower
- Male and female WC's (DDA compliant)
- Kitchenette
- Part wooden/part carpet flooring

There maybe additional licenced parking on site with further details upon request.

ACCOMMODATION

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

108.3 sq. m (1166 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£30,000 per annum

VAT is applicable

BUSINESS RATES

2023 Rateable Value: £24,500

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

ENERGY PERFORMANCE RATING

Energy Rating: B41

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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

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