

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

42.5 - 144 sq. m (457 - 1554 sq. ft) approx.

4 MOUNT MEWS, HAMPTON, MIDDLESEX, TW12 2SH



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

www.snellers.com

**020 8977 2204 Teddington
020 8547 0850 Kingston**

- **SELF CONTAINED OFFICE BUILDING**
- **CONSIDERATION GIVEN TO LETTING ON A FLOOR BY FLOOR BASIS**
- **COMFORT COOLING**
- **UP TO 5 CAR PARKING SPACES**
- **MALE & FEMALE WCs ON GROUND FLOOR**

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.

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LOCATION

The property is located in a mews-style business park close to the River Thames in Hampton, near the junction of Station Road and High Street. Hampton Village provides a range of local amenities including shops, restaurants and pubs. Junction 1 of the M3 is within 3 miles providing access to the M25 and motorway network. Hampton Railway Station on the Waterloo to Shepperton line provides services to Central London.

DESCRIPTION

The premises comprise an attractive mid-terrace office building on ground and first floors. The accommodation is mainly open plan with partitioning to provide a private office and kitchen/staff room on the first floor. The business park benefits from an electric barrier at the entrance of the car park with code/voice entry.

ACCOMMODATION

Approximate net internal floor areas:

	Sq . M	Sq. Ft.
Ground Floor	42.5	457
First Floor	101.9	1,097
Total	144.4	1,554

TENURE

A letting of the whole building or on a floor by floor basis will be considered, on a new lease for a term by arrangement.

RENT

Ground Floor	£9,500 pa
First Floor	£22,000 pa
Total	£31,500 pa

The above rents are quoted on an exclusive basis. On a floor by floor basis, a rent to include all other outgoings will be considered with further details upon request.

Parking is available at an additional cost per space.

BUSINESS RATES

2023 Rateable Values:

Ground Floor: £8,600
Office 1, First Floor: £4,350
Part First Floor: £17,000

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

ENERGY PERFORMANCE RATING

Energy Rating: D96

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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.

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

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