

EFECTOR HOUSE AND PROVER HOUSE

KINGSWAY BUSINESS PARK

OLDFIELD ROAD, HAMPTON TW12 2HD



EFECTOR HOUSE

FOR SALE / FREEHOLD INVESTMENT

TWO FULLY LET OFFICE / WAREHOUSE BUILDINGS

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

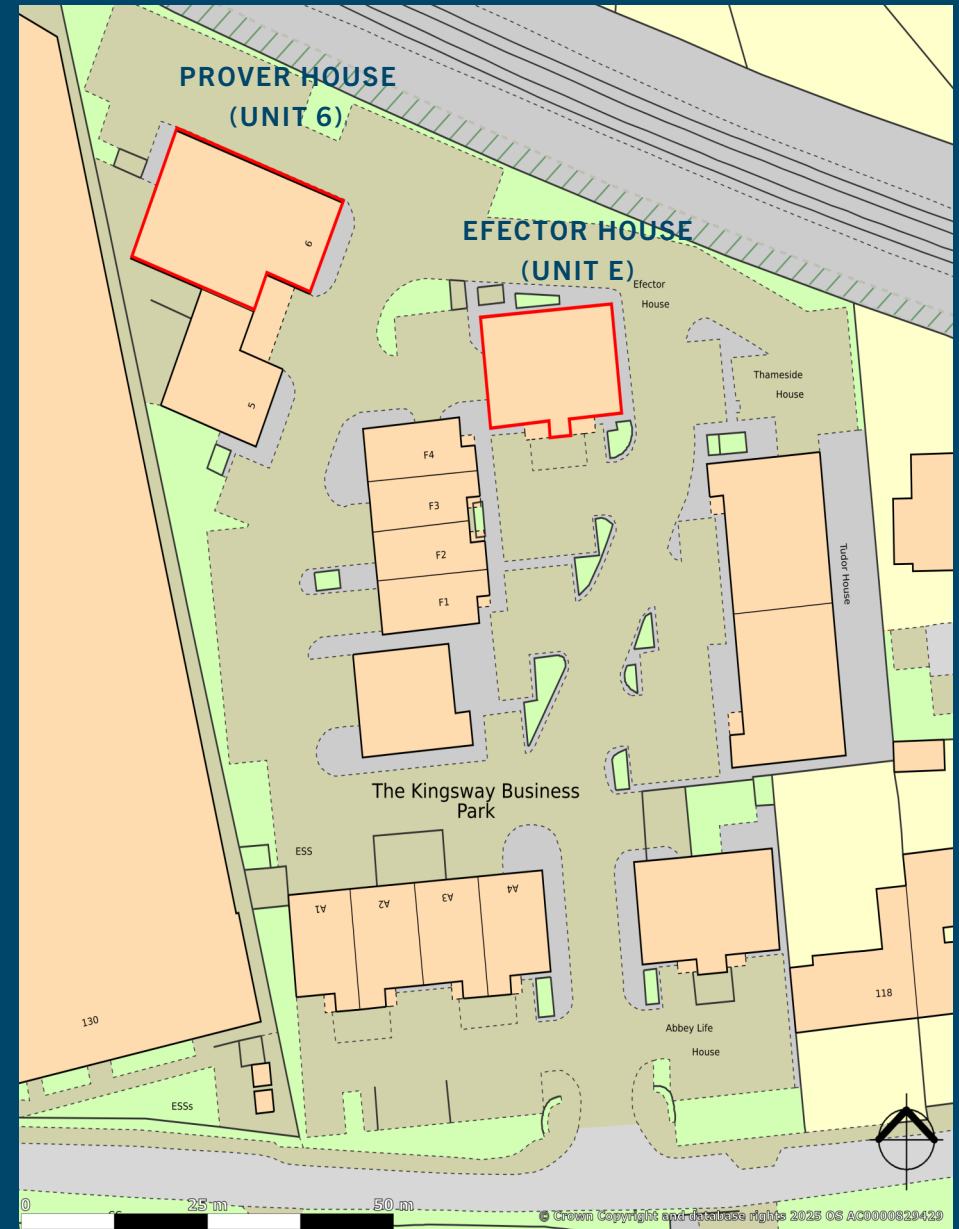
OPPORTUNITY SUMMARY

- TWO FULLY LET OFFICE/WAREHOUSE BUILDINGS
- WELL LOCATED, ONLY 3 MILES FROM JUNCTION 1 OF THE M3 MOTORWAY.
- LOCAL AMENITIES AND HAMPTON STATION WITHIN 0.30 MILES.
- PROVER HOUSE HAS A CURRENT INCOME OF £90,512.66 PA, RISING TO £102,406.75 SEPTEMBER 1ST 2025
- EFECTOR HOUSE HAS A CURRENT INCOME OF £113,140.81 PA, RISING TO £128,008.42 DECEMBER 1ST 2026.

TOTAL CURRENT RENT OF £203,653.47
REVERSIONARY RENT OF £230,415.17

PROVER HOUSE (UNIT 6) – OFFERS IN EXCESS OF £1,100,000.
THIS EQUATES TO A NET INITIAL YIELD OF 7.70% AND A REVERSIONARY YIELD OF 8.72%

EFECTOR HOUSE (UNIT E) – OFFERS IN EXCESS OF £1,400,000.
THIS EQUATES TO A NET INITIAL YIELD OF 7.60% AND A REVERSIONARY YIELD OF 8.60%

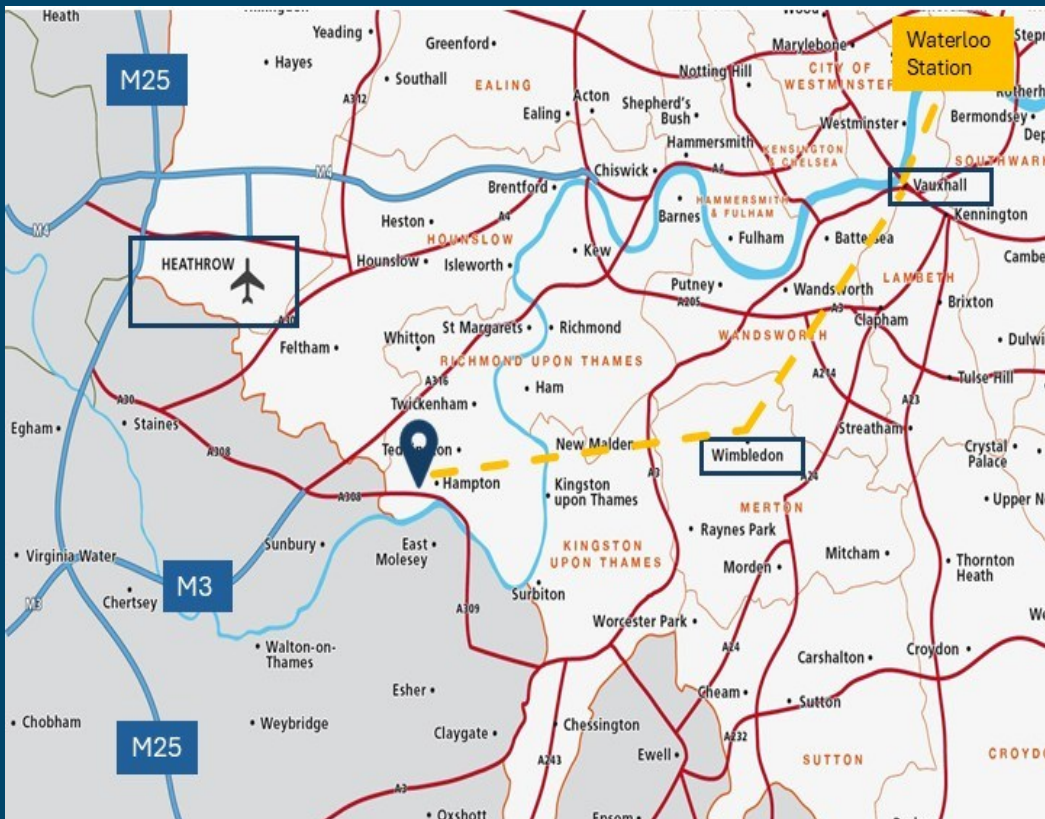


LOCATION

Kingsway Business Park is located off Oldfield Road on the west side of Hampton. Hampton Village benefits from a range of local amenities including shops, restaurants and pubs. Attractive stretches of the River Thames and Bushy park are close by.

Hampton Railway Station provides a direct service to London Waterloo and is less than ½ mile from the subject property.

Junction 1 of the M3 is approximately 3 miles giving access to the M25 and the motorway network. Heathrow Airport is approximately 9 miles.



DESCRIPTION

PROVER HOUSE, UNIT 6

The property comprises a two storey modern office/warehousing building constructed of brick elevations with pitch concrete tile roofs.

The ground floor provides an open plan staff and kitchen area with WC and shower. There is access to an open plan warehouse area to the rear with full height roller shutter loading. The first floor is office use with glass partitioned offices around an open plan area. There is also a kitchenette and WC. The property benefits from 3 phase power and comfort cooling. The property is in excellent decorative order throughout and benefits from 5 parking spaces.



EFECTOR HOUSE, UNIT E

The property comprises a two storey modern office building with pitched tiled roof, brick clad elevations and a steel frame. The ground floor comprises open plan accommodation and the first floor provides open plan and glass partitioned offices. The property benefits from kitchenettes and WC's on each floor, suspended ceilings, carpeting, LED lighting and comfort cooling. The property is in excellent decorative order throughout and benefits from 11 parking spaces.



ACCOMMODATION

The properties have the following approximate net internal floor areas:-

PROVER HOUSE (UNIT 6)

	SQ. M	SQ. FT
GROUND FLOOR		
OFFICES	90.1	970
WAREHOUSE	249.2	2682
FIRST FLOOR		
OFFICES	319.0	3434
TOTAL	658.3	7086

EFECTOR HOUSE (UNIT E)

	SQ. M	SQ. FT
GROUND FLOOR		
OFFICES	202.9	2184
FIRST FLOOR		
OFFICES	197.8	2129
TOTAL	400.7	4313



TENANT

Both properties are let to **IFM Electronic Ltd**. The company was incorporated in 1981 and develops, produces, and sells sensors, controllers, software, and systems for industrial automation worldwide.

The company has a Creditsafe rating of 64.

The company has reported the following figures for the last three years:

	2023	2022	2021
Turnover	£39,330,457	£35,132,355	£32,207,811
Pre Tax Profit	£1,468,235	£2,144,590	£2,833,860
Shareholder's Funds	£4,149,638	£4,314,661	£4,154,261

TENANCY SCHEDULE

Prover House IFM Electronic Ltd.	FRI Lease for a term of 15 years from 1st September 2015	Expiry 31st August 2030	£90,512.66 Rising to £102,406.75 1st September 2025
Efactor House IFM Electronic Ltd	FRI Lease For A Term Of 15 Years From 1st December 2016	Expiry 30th November 2031	£113,140.81 Rising to £128,008.42 1sr December 2026
Total Current Rent			£203,653.47 Rising to £230,415.17

ENERGY PERFORMANCE CERTIFICATES

Prover House: C70

Efector House: C70

Copies of the certificates are available upon request.

BUSINESS RATES

The property has the following 2023 Rateable Values:

Prover House: £105,000

Car parking: £2,500

Efector House: £76,500

Car Parking: £7,000

Confirmation of rates payable, please contact the business rates department of London Borough of Richmond.

PROPOSAL

Prover House: Offers in excess of £1,100,000. This equates to a Net Initial Yield of 7.70% and a Reversionary yield of 8.72%

Efector House: Offers in excess of £1,400,000. This equates to a Net Initial Yield of 7.60% and a Reversionary yield of 8.60%

VAT

Prover House: No VAT Applicable

Efector House: Plus VAT

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.

Viewing and further information:



Snellers.com
020 8977 2204



Scott Helyer

Scott@snellers.com



Sharon Bastion

sharon@snellers.com



Crispin d'Albertanson

crispin@snellers.com

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable

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