

MODERN OPEN PLAN OFFICES

TO LET

202.5 sq.m (2,179 sq.ft) Approx.

PART 1ST FLOOR, 94-102 HIGH STREET, HAMPTON HILL, TW12 1NY

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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

020 8977 2204

- **MODERN REFURBISHED OFFICES**
- **AIR CONDITIONING**
- **SEASON TICKET CAR PARKING AVAILABLE**
- **CLOSE TO LOCAL AMENITIES INCLUDING BUSHY PARK**

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 prominently located on the east side of the High Street in Hampton Hill. Hampton Hill provides a range of local amenities including independent shops, restaurants, public houses and cafes. Local occupiers also include Tesco, Sainsbury's and Costa Coffee. Bushy Park is just to the south of the property with an entrance approximately 200m away. For road communications Junction 1 of the M3 is approximately 3 miles away providing access to the M25 and national motorway network. Fulwell Railway Station is situated less than half a mile to the north of the property providing services to London Waterloo and a number of bus routes serve the local area.

DESCRIPTION

The available office suite is situated on the first floor of this modern three storey commercial building with an entrance set back from the High Street. The offices have just been refurbished including new carpets and redecoration throughout and provide predominantly open plan space with 3 partitioned offices and kitchen/staff room.

ACCOMMODATION

Approximate net internal floor area:
202.5 SQ.M (2,179 SQ.FT)

AMENITIES

- Comfort Cooling
- 2 x Passenger Lifts
- Suspended Ceiling
- Part Raised Access Floors
- Male, Female & Disabled WCs
- Parking (available via season ticket from the Taylor Close car park)

TENURE

The offices are available on a new lease directly from the landlord for a term by arrangement.

RENT

£40,500 per annum exclusive.

BUSINESS RATES

Rateable Value: TBC

ENERGY PERFORMANCE RATING

Energy Rating: D97.

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

CONTACT DETAILS

Matt Walters/Sharon Bastion
020 8977 2204
matt@snellers.com



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