

# TO LET/FOR SALE

102.6 sq. m (1104 sq. ft) approx.

2 HERON COURT, 3 HIGH STREET, HAMPTON, MIDDLESEX TW12 2SQ

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **UPPER GROUND FLOOR OFFICE SUITE**
- **FITTED TO A HIGH STANDARD**
- **GALLEY KITCHENETTE**
- **MALE & FEMALE WC'S**
- **2 PARKING SPACES**

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.

# 2 HERON COURT, HAMPTON TW12 2SQ

## LOCATION

The property is located in High Street, Hampton near the junction with Station Road and Thames Street. Nearby Hampton village provides a range of local facilities including shops, restaurants and public houses. Hampton and Hampton Court railway stations are both approximately ½ a mile away providing services direct to London Waterloo and a number of bus routes serve the area.

For road communications, Junction 1 of the M3 is within 3 miles and Heathrow Airport is within approximately 10 miles.

## DESCRIPTION

This self contained office suite is situated in a development of contemporary live/work units constructed approximately 10 years ago. The available suite is fitted to a high standard with full glass partitioning to create a reception area, meeting room and main office. There are also double doors to the rear, suitable for loading.

The property also benefits from a galley kitchen, male & female disabled WCs and double rear access doors.

There will be two allocated parking spaces in Algar Court , Station Road, which can be used during business hours.

## AMENITIES

- Wood Flooring
- Gas central heating
- Alarm
- Window blinds
- Fully fitted kitchen

## ACCOMMODATION

The office has an approximate net internal floor area of 102.6 sq. m (1104 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£23,000 per annum plus VAT.

## PRICE

£450,000 plus VAT for a sale of the long leasehold interest for a term expiring 2131 with a share of the Freehold.

## BUSINESS RATES

2017 Rateable Value: £18,750

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

## ENERGY PERFORMANCE RATING

Energy Rating: D82

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com

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

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