

# TO LET

46.8 sq. m (504 sq. ft) approx.

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**REAR OFFICE, CENTRAL HOUSE, 124 HIGH STREET, HAMPTON HILL TW12 1NS**



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

- **SECURE SELF CONTAINED OFFICE**
- **PARKING**
- **BARRIER ENTRANCE**
- **ROLLER SHUTTER**
- **HIGH STREET LOCATION**

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.

# REAR OF CENTRAL HOUSE, 124 HIGH STREET, TW12 1NS

## LOCATION

Central House is situated in a convenient location close to the junction of Hampton Road, Wellington Road and the High Street.

The town centre provides a range of retail shops, restaurants and cafes and Fulwell train station is approximately one third of a mile providing services to London Waterloo.

## DESCRIPTION

The subject office is located to the rear of Central House. Access to the entrance and parking is via a security barrier.

The office is located on upper ground level and provides an open plan area as well as a partitioned office, kitchenette and WC.

There is a basement which is suitable for storage purposes only.

Amenities include central heating, carpeting, UPVC windows and door with roller shutter. Air conditioning unit (not tested).

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

Office	46.8 sq. m	504 sq. ft
Basement	48.8 sq. m	526 sq. ft

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£10,000 per annum exclusive.

## BUSINESS RATES

2017 Rateable Value: £5,000

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

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through 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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