

# TO LET

80.2 SQ. M (863 SQ. FT) APPROX.

THAMESIDE HOUSE, KINGSWAY BUSINESS PARK, HAMPTON TW12 2HD

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

- **GROUND FLOOR OFFICE SUITE**
- **LANDSCAPED BUSINESS PARK**
- **3 ALLOCATED PARKING SPACES**
- **INCLUSIVE RENTAL TERMS**
- **MEETING ROOM AVAILABLE**

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.

# THAMESIDE HOUSE KINGSWAY BUSINESS PARK, TW12 2HD

## LOCATION

Kingsway Business Park is located on Oldfield Road on the west side of Hampton. Hampton village benefits from a range of local shops, restaurants and there is a Waitrose supermarket at the junction of Oldfield Road and Percy Road.

Hampton Railway station provides a direct service to London Waterloo and Junction 1 of the M3 is approximately 3 miles.

## DESCRIPTION

The office suite is located on the ground floor of this modern two storey office situated within a landscaped business park setting.

The suite is currently partitioned to provide an open plan office and two private offices. There is shared use of a large kitchen/staff room, male and female WC's and shower facilities. Tenants will also have access to a small gym and board room by separate arrangement.

The office benefits from a recent refurbishment to include carpeting, LED lighting, suspended ceiling, air conditioning, window blinds and built in storage. The office can be offered furnished if required.

There will be 3 allocated parking spaces.

## ACCOMMODATION

The office has a net internal floor area of approximately 80.2 sq. m (863 sq. ft).

## TENURE

Available on a new sub lease for a term by arrangement.

## RENT

£30,000 per annum FULLY INCLUSIVE of business rates, utilities, buildings insurance and estate charge.

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

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RECEPTION

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

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