

TO LET

234.6 SQ, M (2525 SQ. FT) APPROX.

FIRST FLOOR, CENTRAL HOUSE, 124 HIGH STREET, TW12 1NS

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FIRST FLOOR OFFICES**
- **SELF CONTAINED ENTRANCE**
- **SECURE PARKING FOR 6/7 CARS**
- **COMFORT COOLING**
- **MALE & FEMALE WC's**

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.

124 HIGH STREET, HAMPTON HILL TW12 1NS

LOCATION

Central House is situated in a prominent position close to the junction of Hampton Road and Wellington Road at the northern end of Hampton Hill High Street. Hampton Hill is well situated for easy access to the motorway network via the A316 which is within 1¼ miles providing access to the M3.

Hampton Hill High Street provides a range of shops, restaurants and cafes and Fulwell railway station is approximately one third of a mile providing regular services to London Waterloo.

DESCRIPTION

Central House comprises a detached two storey building with car parking to the rear. The first floor offices benefit from excellent natural light and the following amenities:-

- Male & female WC's
- Shower
- Comfort cooling
- Gas central heating
- Suspended ceiling with LG3 Lighting
- Perimeter trunking
- Double glazing
- Kitchen/staff room
- Self contained entrance
- Alarm
- 6/7 parking spaces

ACCOMMODATION

The offices have a total net internal floor area of 234.6 sq. m (2,525 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£45,000 per annum.

Incentives offers for the first year.

BUSINESS RATES

2017 Rateable Value: £35,000

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

ENERGY PERFORMANCE RATING

Energy Rating: C75

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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