

BUSINESS UNITS

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

PLATTS EYOT, LOWER SUNBURY ROAD, HAMPTON TW12 2HF



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

020 8977 2204

- **A SELECTION OF OFFICES, STUDIOS AND LIGHT INDUSTRIAL UNITS**
- **PEDESTRIAN ACCESS ACROSS BRIDGE**
- **UNALLOCATED PARKING ON LOWER SUNBURY ROAD**

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

Platts Eyot is located on the River Thames between Hampton to the North and Molesey to the South. The island is accessed via a footbridge directly off Lower Sunbury Road, which links Hampton Court and Kingston to the East and Sunbury to the West.

The A308 is situated approximately ¼ of a mile away which provides direct access to the M3, approximately 2½ miles away.

DESCRIPTION

Platts Eyot offers a variety of light industrial, storage, office and studio units with varying specifications. The units are suitable for a variety of commercial uses and tenants currently include designers, industrial uses as well as traditional moorings and boat related uses.

There is unallocated parking on Lower Sunbury Road with footbridge access to the island.

Please find attached the availability schedule with further details.

TENURE

The units are available by way of a short form lease for a minimum term of 12 months with a landlord's rolling break option on the serving of 3 months notice thereafter. A suitable rent deposit will be required, subject to references.

BUSINESS RATES

A number of the units are not rated and further details are available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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

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AVAILABILITY SCHEDULE**

UNIT NO	DESCRIPTION	SIZE SQ. FT	RENT PA	SERVICE CHARGE PA
14	First floor office/studio	500	£5,000	£1,250.00
13/Ground	Office/Studio use.	1546 (can be split)	£15,460	£3,555.80
13/First	Office/Studio use. Restrictive head height	1367	£13,670	£3,144.10
13/Second	Office/Studio use.	1797	£17,970	£4,133.10
21	Ground floor office/studio with small mezzanine	1880	£18.880	£5,000.05

NB: Service charge is approximate and VAT is applicable on rent and service charge.

Offers will be considered for Unit 13 to include a rent free period for the tenants required fit out.