

TO LET

76 SQ. M (818 SQ. FT) APPROX.

GROUND FLOOR, 5 THE MEWS, 53 HIGH STREET, HAMPTON HILL TW12 1ND

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND FLOOR OFFICE**
- **ATTRACTIVE GATED MEWS DEVELOPMENT**
- **HIGH STREET LOCATION**
- **PARKING**
- **NEW LEASE 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.

5 THE MEWS, HAMPTON HILL TW12 1ND

LOCATION

The subject property forms part of The Mews (formerly known as Bushy Park Mews). a gated development which is situated on the west side of Hampton Hill High Street close to its junction with Holly Road.

Hampton Hill High Street provides a selection of pubs, restaurants and cafes as well as access to Bushy Park.

Junction 1 of the M3 motorway is approximately 2 miles west which provides access into central London and the M25.

Fulwell station is within 1 mile with services direct to London Waterloo via Kingston upon Thames with a scheduled journey time of 40 minutes. A number of bus routes also serve the High Street.

DESCRIPTION

The property comprises a ground floor office suite with shared entrance lobby.

The office is currently partitioned to provide an open plan office and two private offices. There is also a kitchenette and disabled WC facility. There is a small patio area to the rear and 1 parking space will be allocated within The Mews.

The office benefits from being fully carpeted, comfort cooling and gas central heating.

ACCOMMODATION

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

76 sq. m (818 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£20,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £14,000

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

ENERGY PERFORMANCE RATING

Energy Rating: D86

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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