

FREEHOLD OFFICE / LIGHT INDUSTRIAL

**FOR SALE**

271.48 SQ M (2,922 SQ FT) NIA APPROX.

**F1 & F2 KINGSWAY BUSINESS PARK, HAMPTON, TW12 2HD**

**SNELLER**  
**COMMERCIAL**  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **TWO INTERCONNECTED BUILDINGS**
- **POTENTIAL TO SELL INDIVIDUALLY**
- **9 ALLOCATED PARKING SPACES**
- **FREEHOLD AVAILABLE DUE TO RELOCATION**
- **HIGH QUALITY MODERN FINISH**
- **REAR LOADING BAYS**

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.



## F1 & F2 KINGSWAY BUSINESS PARK, HAMPTON, 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 is situated less than 600m from the property providing a direct service to London Waterloo. Junction 1 of the M3 is approximately 3 miles to the west.

### DESCRIPTION

The property comprises two interconnected buildings with offices on the first floor and storage / production on the ground floor. The property benefits from a high quality fit out with glass partitions, meeting rooms, kitchen area, male, female WCs and shower room.

Loading is via two sets of double doors to the rear leading on to two private loading bays. The buildings can be divided back to their original configuration and sold individually if required. There are 9 allocated parking spaces.

### AMENITIES

- Heating/cooling units
- Gas central heating
- Suspended ceiling
- Recessed lighting
- Part carpeting/hard wood floor
- Fitted kitchen
- Loading & Parking



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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable

## F1 & F2 KINGSWAY BUSINESS PARK, HAMPTON, TW12 2HD



### ACCOMMODATION

The property has a total net internal floor area of approximately 271.48 SQ M (2,922 SQ FT)

### TENURE

Freehold with vacant possession due to relocation.

### PRICE

£925,000 for both buildings OR  
£475,000 each if sold individually (No VAT)

### BUSINESS RATES & ESTATE CHARGE

2017 Rateable Value: £46,316  
Estate Charge: £360.05 + VAT per quarter

### ENERGY PERFORMANCE RATING

Energy Rating: D85  
A copy of the certificate is available upon request.

### VIEWING

Strictly by appointment through Sole Agents.

Matt Walters  
Sneller Commercial  
020 8977 2204  
matt@snellers.com



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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable