

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

28.2 sq. m (304 sq. ft) – 163.3 sq. m (1,759 sq. ft) approx.

Ashley House, 58-60 Ashley Road, Hampton, Middlesex TW12 2HU



www.snellers.com

020 8977 2204

- OFFICE SUITES ON GROUND, FIRST AND SECOND FLOORS – AVAILABLE AS A WHOLE OR A COMBINATION OF FLOORS
- COMFORT COOLING & HEATING
- CONVENIENT LOCATION ADJACENT TO HAMPTON RAILWAY STATION
- NEW LEASE AVAILABLE

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & 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

Ashley House is located in Hampton Village adjacent to Hampton Railway Station, which provides direct services to London Waterloo with a journey time of 40 minutes.

Hampton village provides a variety of shops, restaurants and public houses providing services to an established business community. There is a Waitrose within a few hundred yards of the property and Junction 1 of the M3 motorway at Sunbury is approximately 3 miles connecting to the M25 and motorway network.

DESCRIPTION

Ashley House is an attractive three storey building designed to provide modern high specification offices whilst retaining an attractive character facade.

Each floor provides an open plan office with its own kitchenette and WC. The suites are fitted to a high specification to include comfort cooling/heating, suspended ceilings, Category II recessed lighting, door entry system, fire alarm and carpeting.

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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ACCOMMODATION

The offices have the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	62.4	672
First Floor	72.7	783
Second Floor	28.2	304
TOTAL	163.3	1,759

The offices are available on a floor-by-floor basis or as a combination of floors.



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TENURE

Available on a new lease for a term by Arrangement.

RENT

Rent will be based on £17.50 psf

VAT is applicable.

SERVICE CHARGE

A service charge is applicable to include water, electricity, fire alarm and extinguishers and fire risk assessment, emergency lights and security alarm maintenance, electric PAT tests, cleaning of common areas and windows and building insurance. This is currently running at approximately £3 psf.

BUSINESS RATES

2026 Rateable Values:

Ground Floor: £12,500

First Floor: £14,750

Second Floor: £5,400

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

ENERGY PERFORMANCE RATING

Energy Rating: B41

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

Sneller Commercial

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