

TO LET

55.7 sq. m (600 sq. ft) approx.

UNIT 14, SUITE 2, PLATTS EYOT
LOWER SUNBURY ROAD, HAMPTON TW12 2HF



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020 8977 2204

- FIRST FLOOR OFFICE/STUDIO
- RIVER VIEWS
- PEDESTRIAN ACCESS ACROSS BRIDGE
- UNALLOCATED PARKING WITHIN CAR PARK ON LOWER SUNBURY ROAD

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.

ACCOMMODATION

This first floor office/studio has the following approximate net internal floor area:-

	Size sq. ft	Rent Plus VAT pa.	Service Charge pa.
Unit 14 Suite 2	600	£10 psf	£1,594

The service charge is approximate, and VAT is applicable on rent and service charge.

Buildings insurance is not included with further details upon request.

BUSINESS RATES

2026 Rateable Value: £1,975

TENURE

Available by way of a 3-5 year lease. Landlords break option March 2029, subject to 6 months notice with tenants break option to be negotiated.

A suitable rent deposit will be required, subject to references.

VIEWING

Strictly by appointment through Joint Sole Agents.

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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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