

# ECONOMICAL B1 ACCOMMODATION

4,365 SQ FT (405.5 SQ M) APPROX

**TO LET**



1ST FLOOR, 72 OLDFIELD ROAD, HAMPTON, MIDDX TW12 2HQ

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## LOCATION

The property is dominantly located at the junction of Oldfield Road and Percy Road, adjacent to the railway and a short distance from Hampton Railway Station, which provides a direct service to London Waterloo. Hampton Village provides a selection of shopping facilities together with a range of cafes and bars. The accommodation is directly above the "Little Waitrose" supermarket.

## DESCRIPTION

The available premises comprises self-contained open plan first floor accommodation, most recently used as additional storage for the supermarket. The unit benefits from excellent natural light with windows on all exterior elevations. It has been stripped out to shell condition with two staircases providing access from the side and rear of the building.

There is a capped off soil stack and provision can be made for a water supply. The premises will have it's own electricity supply.

## ACCOMMODATION

The space has a gross floor area of 4,365 sq ft (405.5 sq m).



## LEASE

The space is available on a new lease for a term to be agreed. Full details on application.

The lease will be contracted outside the security of tenure and compensation provisions, sections 24-28, of the Landlord and Tenant Act.

## RENT

£55,000 per annum exclusive.

## BUSINESS RATES

To be assessed.

## VAT

We have been advised that the premises are elected for VAT.

## EPC

Rating B(30)

## PLANNING

The premises currently have B1 office use, however our Clients would consider other uses, subject to planning.

For further information or to arrange an inspection please contact sole agents:

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