

TO LET

143 sq. m (1544 sq. ft) approximately

GROUND FLOOR, 6 PARK ROAD, HAMPTON HILL TW12 1HB

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND FLOOR OFFICE**
- **ELEGANT PERIOD BUILDING**
- **PRIVATE PATIO**
- **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.

6 PARK ROAD, HAMPTON HILL TW12 1HB

LOCATION

The property is located on Park Road, close to the junction of the High Street and Wellington Road in Hampton Hill.

Hampton Hill is well situated for easy access to the motorway network via the A316 which is within 1¼ miles providing access to the M3.

Hampton Hill High Street provides a range of shops, restaurants and cafes and Fulwell railway station is approximately one third of a mile providing regular services to London Waterloo.

DESCRIPTION

The offices are located on the ground floor of this elegant period building. The offices are mainly open plan with 3 glass partitioned offices and board room with sliding partition doors. There is access from the board room to a private garden area. There is shared use of male and female disabled WC facilities.

The offices benefit from fitted kitchenette, carpeting, video entry, security alarm and floor boxes for power and phone lines.

ACCOMMODATION

The offices have an approximate net internal floor area of 143 sq. m (1544 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£17.50 psf

BUSINESS RATES

2017 Rateable Value: £22,500

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through joint Sole Agents.

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