

KEMPTON GATE

OLDFIELD ROAD, HAMPTON
MIDDLESEX TW12 2AF

A MODERN DEVELOPMENT OF
INDUSTRIAL/WAREHOUSE UNITS
TO LET

LAST FEW UNITS REMAINING
2,815 - 11,245 sq ft
(262 - 1,044 sq m)



2 MILES TO J11 OF THE M3
8 MILES TO J12 OF THE M25
5 MILES TO HEATHROW AIRPORT

www.kemptongate.co.uk

KEMPTON GATE

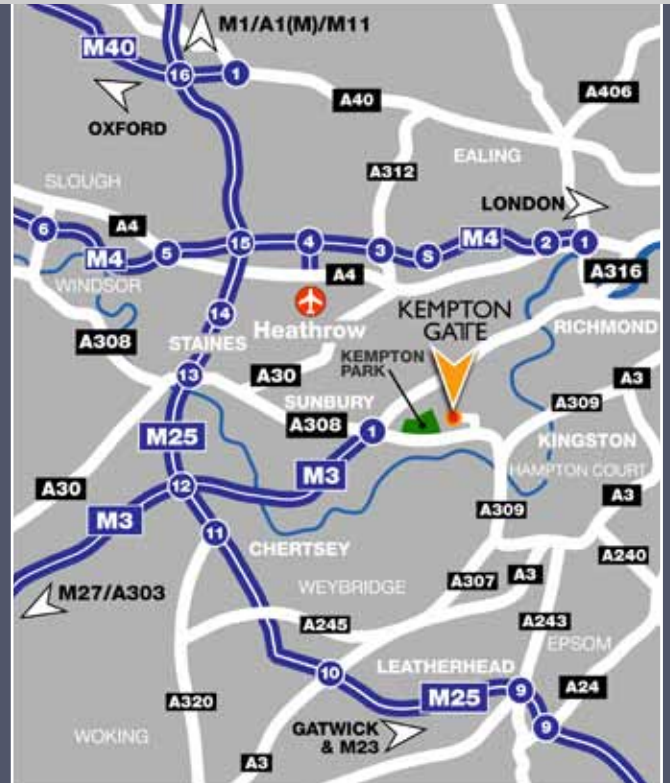
Google map reference TW12 2AF

Kempton Gate was constructed in 2008 and the site provides a total of 17 business units ranging in size from 2,815 sq ft (262 sq m) up to 11,245 sq ft (1,044 sq m).

A small number of units are currently available on flexible leases. These units are constructed from steel portal frames and incorporate a first floor level which can be utilised as additional storage space, or provide integral office accommodation.

Kempton Gate is located in Oldfield Road, off the A308 which runs between Junction 1 of the M3 at Sunbury in the West and Kingston and the A3 to the East. The site is immediately adjacent to Kempton Park Racecourse.

Junction 1 of the M3 is 2 miles, Hampton mainline station 0.5 miles, Heathrow Airport 5 miles, M25 Junction 12, 8 miles and Central London is 12 miles from Kempton Gate, via the A316. A Waitrose store is a short walk from the site.



AMENITIES

- 30 kn/sq m floor loading
- Minimum 6m clear height
 - 3 phase electricity
- Electrically operated loading doors
- First floor level for office or storage use
 - On site car parking
 - Easy vehicular access

A full schedule of availability can be found on the dedicated website at - www.kemptongate.co.uk



Units are **To Let on flexible and competitive terms.** Contact the joint agents to arrange a viewing or to discuss your particular requirements :-



SCHEDULE OF
AVAILABILITY, RENTS & PRICES – MARCH 2012

KEMPTON GATE
HAMPTON
MIDDLESEX

Unit	Sq Ft	Sq M	Availability	Rent
1	9,205	855	LET	
2	3,570	331	LET	
3	2,620	244	LET	
4	6,510	605	LET	
5	6,400	595	LET	
6	4,835	449	LET	
7	4,945	460	LET	
8	3,815	354	Available	£36,500
9	3,715	345	Available	£35,500
10	3,715	345	Available	£35,500
11	3,735	347	LET	
12	3,815	354	Available	£36,500
13	2,815	262	LET	
14	2,725	253	LET	
15	2,725	253	LET	
16	2,725	253	LET	
17	2,815	262	LET	