

Commercial Property Consultants
Warwick Lodge
75-77 Old London Road
Kingston-upon-Thames Surrey KT2 6ND

Fax 020 8541 1360
e-mail property@bonsors.com
www.bonsors.com

Bonsors.com

020 8546 0022

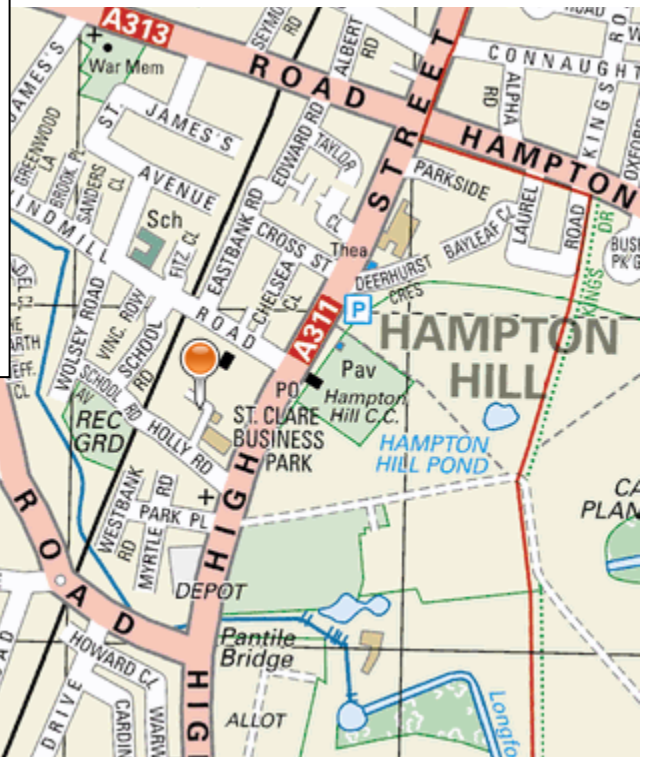
*** REDUCED RENT FOR EARLY LETTING ***

- *Flexible Terms*
- *Good level of car parking available*

MODERN OFFICE SUITES

**610 sq ft & 667 sq ft
(578 sq m & 62 sq m)**

TO LET



***St Clare House
Holly Road
Hampton Hill
Middlesex
TW12 1QQ***

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

ST CLARE HOUSE
Holly Road, Hampton Hill

Location: Hampton Hill is located in the West of London. Communications are as follows (all approximate distances):

- * Junction 1 M3 2¾ miles
- * Heathrow 6 miles
- * Kingston 3 miles
- * Richmond 3½ miles
- * Hampton BR Station ¾ mile

The offices are situated in Holly Road just off Hampton Hill, High Street

Description: The available suites are as follows:

Suite	Floor	Size	Rent	Rateable Value	Rates 2011/12
A	Second	667 sq ft (62 sq m)	£7,000 pax	£9,100	£3,940.30
E	Ground	610 sq ft (57 sq m)	£6,500 pax	£7,300	£3,160.90

- Amenities:**
- * Passenger lift
 - * 2 private car parking spaces per suite
 - * Additional car parking available
 - * Gas central heating
 - * Kitchenettes
 - * Video entry-phone
 - * Security system

Tenure: New internal repairing and insuring leases for a term by arrangement.

Rental: See above.

Rates: See above. This is based on the standard rate of 43.3p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

Legal Costs: Both parties' legal costs to be borne by the ingoing tenant.

Viewing: Strictly by appointment through sole agents:

BONSORS
Tel. No. 020 8546 0022

PLEASE NOTE THE FOLLOWING:-

- 1) **All measurements areas and distances are approximate**
- 2) **Any rent or price quoted is exclusive of VAT where applicable**
- 3) **Rates information is believed to be correct but interested parties should check with rating authority.**