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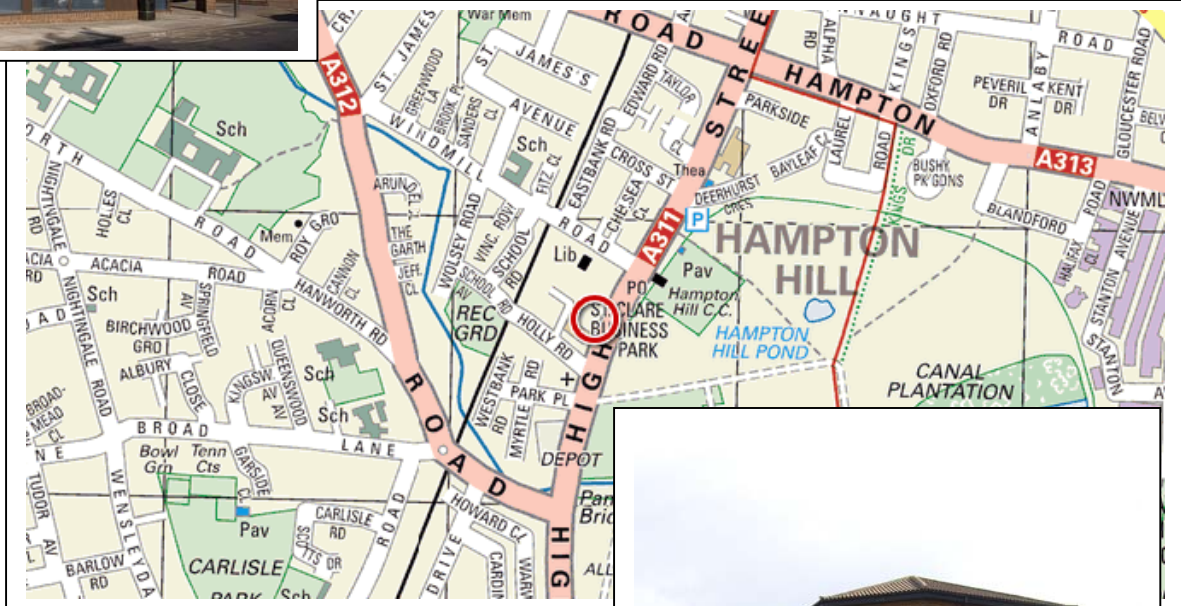
TO LET

MODERN OFFICE SUITES

At economical rental

1,400 – 8,085 sq ft

(130 -750 sq m)



***63 – 65 High Street
Hampton Hill
Middlesex TW12 1NH***

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.

63 – 65 High Street

Hampton Hill Middlesex TW12 1NH

Location: The property is located on the west side of Hampton Hill High Street overlooking Bushy Park and benefitting from the local amenities of the High Street shops and restaurants. Hampton Hill lies to the west of Kingston upon Thames within the borough of Richmond. Road communications are good with the A316 providing a direct route into central London whilst the A308 gives access to M3 junction 1 at Sunbury. Rail services into London Waterloo operate from both Hampton and Fulwell mainline stations each being approximately 1 mile from the property.

Description: 63- 65 High Street comprises of a three storey office building fronting the High Street.

The available accommodation is situated on ground, first and second floors and comprises five office suites with net internal areas as follows:

| | | |
|--------------------------|--------------------|-----------------|
| Ground Floor front suite | 1,400 sq ft | 130 sq m |
| Ground Floor rear suite | 1,775 sq ft | 165 sq m |
| First floor front suite | 1,400 sq ft | 130 sq m |
| First floor rear suite | 2,110 sq ft | 195 sq m |
| Second floor front suite | 1,400 sq ft | 130 sq m |
| TOTAL | 8,085 sq ft | 750 sq m |

The ground floor suites comprise a mix of open plan and private offices.

The first floor front suite is currently open plan with three private office areas.

The first floor rear is open plan.

The second floor arranged as reception area and five private office areas.

Amenities:

- 24 hour high security
- 14 car parking spaces
- Gas fired central heating
- Ceiling mounted air cooling
- Perimeter trunking
- Carpeting
- Male and female WCs
- Category 5 cabling
- Shower

Leases: New flexible leases for a term by arrangement.

Rent: Only £14.00 per sq ft.

Rates/Service

Charge: On application

Viewing: Strictly by appointment through sole agents Bonsors.

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

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