

Our ref: TG/apr

March 2012

Guaranteed Commercial Property Solutions

Warwick Lodge
75 - 77 Old London Road
Kingston-upon-Thames, Surrey KT2 6ND

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Dear Sir/Madam,

Re: Hampton Business Park – Last 2 Units available

Please find attached our brochure for the above scheme which has recently completed.

Following lettings to SCREWFIX, TOOL STATION and BENCHMARK and BUILDERS EXPRESS there are two units remaining:

Unit 4: 8,201 sq ft (7,555 sq m) – Under Offer

Unit 6: 6,954 sq ft (6,309 sq m)

We are quoting a competitive rental of £10.00 per sq ft.

For further information or to view please contact the writer or our joint agents.


Yours faithfully,



Tim Gauld MRICS
BONSORS

Guaranteed Commercial Property Solutions

Hampton Road West, Hanworth, Middlesex TW13 6DB



TRADE COUNTER/LIGHT
INDUSTRIAL UNITS FROM
6,954 - 16,389 SQ FT
(646 - 1,523 SQ M)

www.hamptonbusinesspark.com

- Only 3 units remaining
- Strategically located off the A316 (M3 Approach Road)
- Units available for immediate occupation



Description

Hampton Business Park occupies a highly prominent position on the A312 dual carriageway. A comprehensive refurbishment programme has just been completed, including re-cladding, re-roofing, new shell first floor office areas, full height roller shutter doors and hard and soft landscaping to the estate. Each unit benefits from individual exclusive use service yards and car parking.

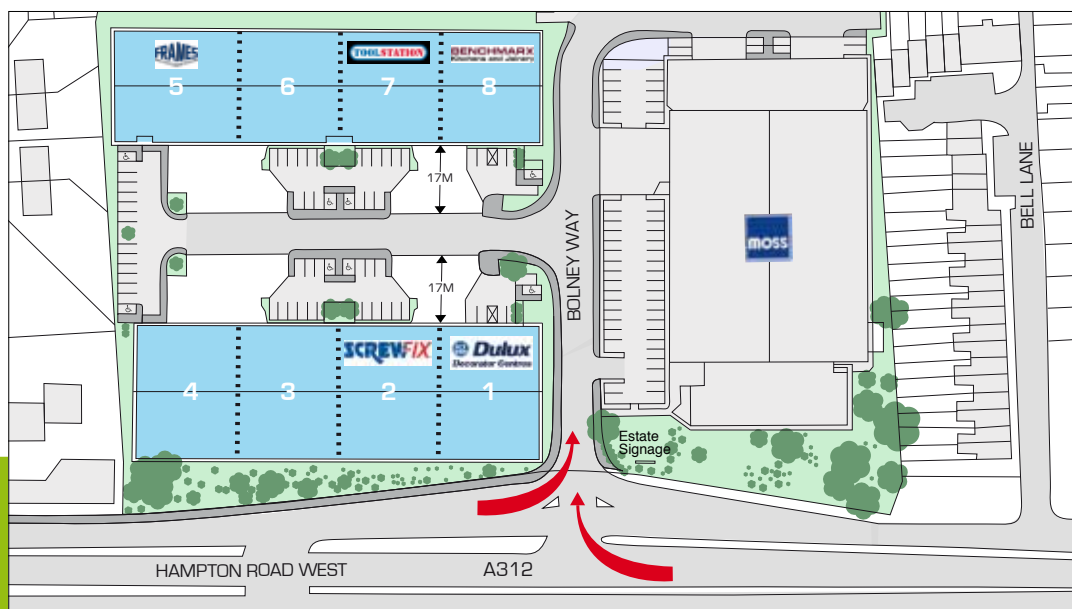
Amenities

- Eaves height 7.3m (Unit 4), 5.5m (Unit 6)
- 40 kN/M² floor loading
- 6-10 car parking spaces per unit
- Full height electric roller shutter doors
- 17m yard depth
- Gas and 3 phase power to each unit
- Landscaped and secure environment
- Highly prominent estate signage adjacent to the A312
- Suitable for B1/B8 use

Demographics

Drive time	Households 2009	Population 2009
15 minutes	216,381	514,685
30 minutes	984,673	2,356,086
45 minutes	2,214,038	5,252,546

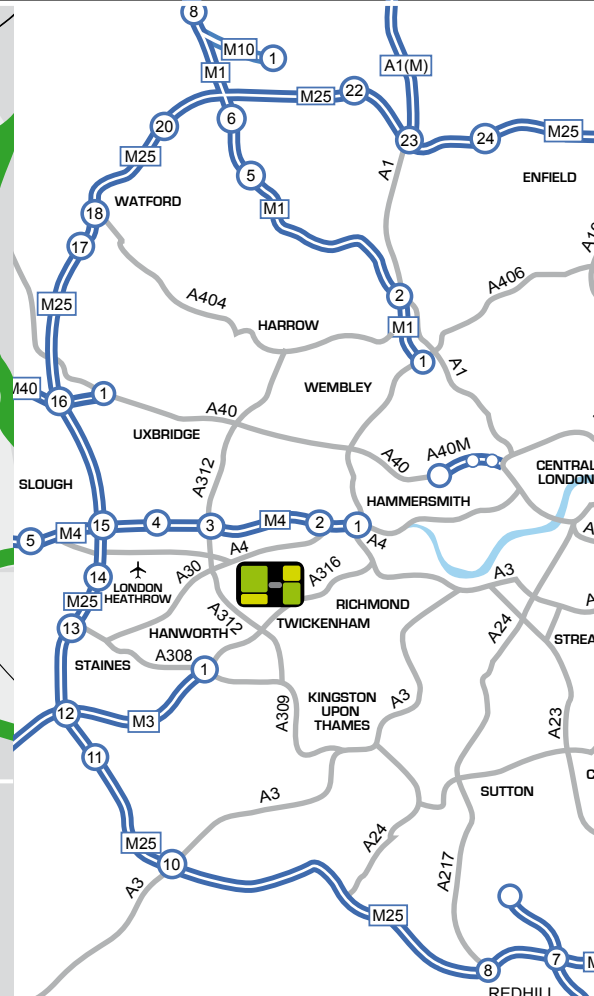
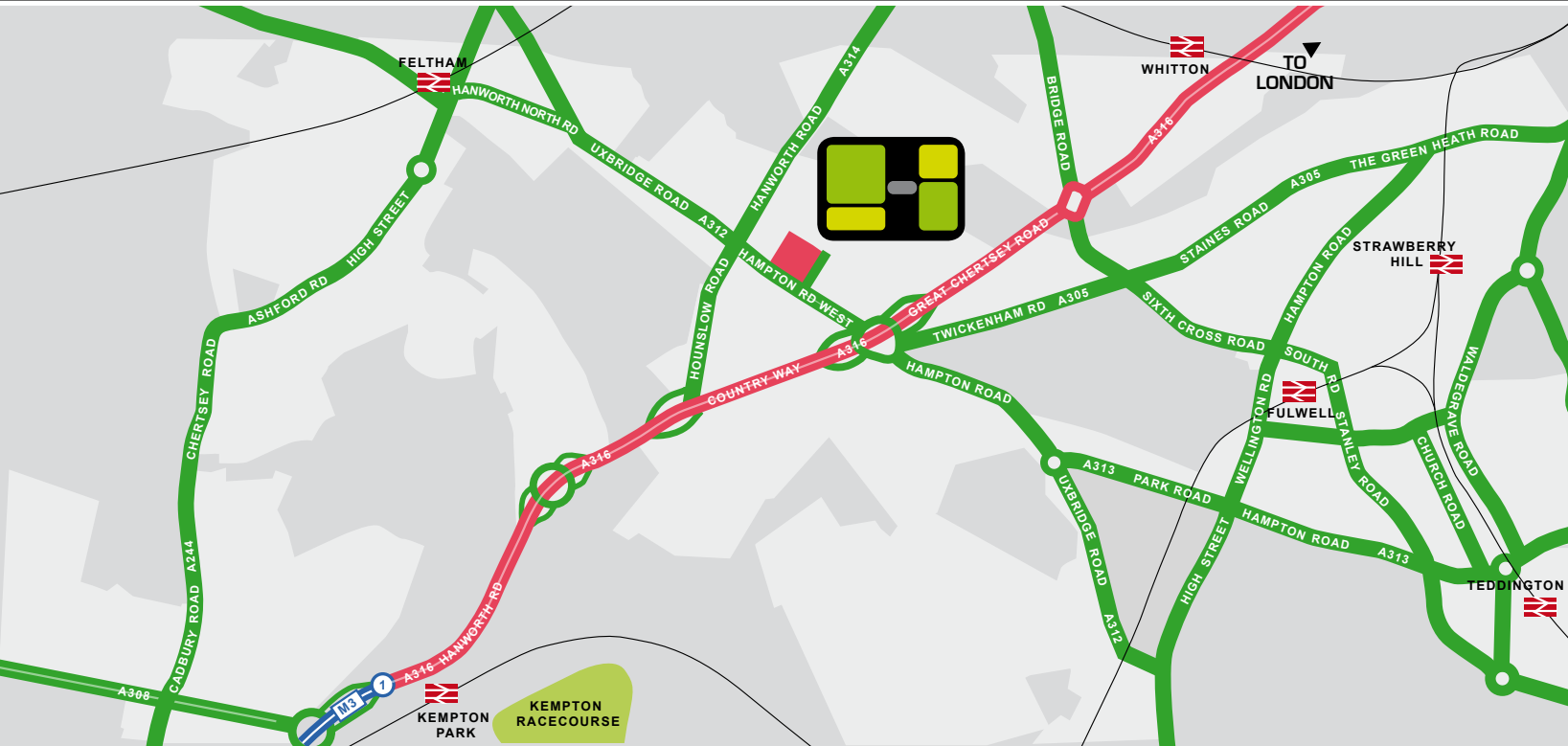




Accommodation

Unit	Warehouse (sq ft)	First floor (sq ft)	Total (sq ft)	Car parking
1		Let to Dulux Decorator Centres		6
2		Let to Screwfix		10
3	7,540	648	8,188	10
4	7,555	646	8,201	7
5		Let to Frames		7
6	6,309	645	6,954	10
7		Let to Toolstation		10
8		Let to Benchmark		6

All areas have been measured on a GIA basis according to the RICS Code of Measuring Practice (6th edition)



Drive Times

- | | | | |
|--------------------|-----------|-------------------|------------|
| • M3 Junction 1 | 2.9 miles | • M25 Junction 12 | 8.5 miles |
| • M4 Junction 3 | 4.5 miles | • Central London | 13.2 miles |
| • Heathrow Airport | 6.2 miles | | |

Terms

Terms available on application.

William Bellman
Patrick Rosso

Tim Gauld
Andrew Pollard

Jeremy Grundy
Will Hutchinson



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