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PRESTIGIOUS MODERN OFFICES

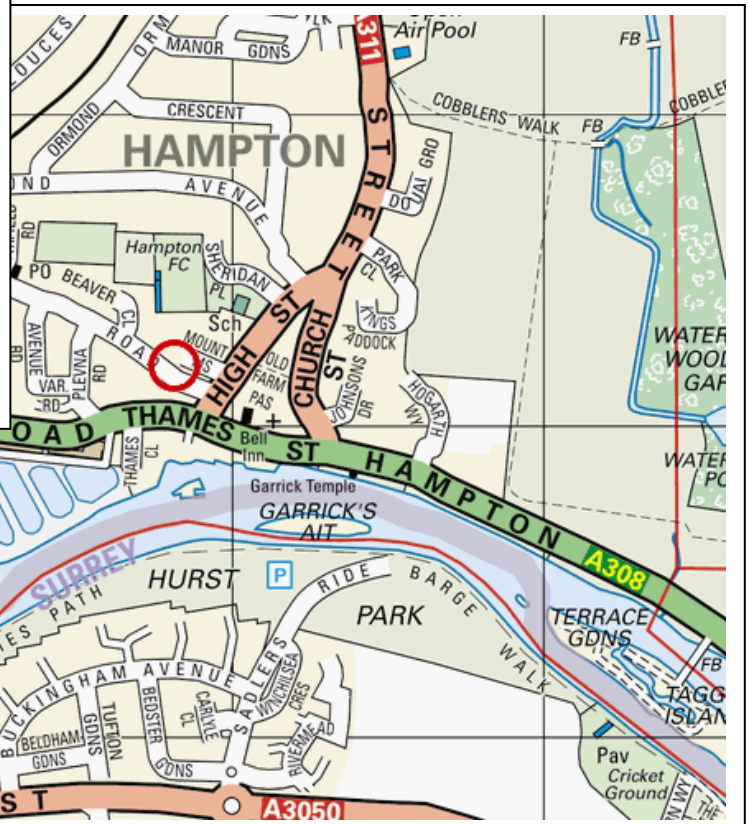
In Georgian Style Terrace

With comfort cooling and parking

Suite 4: 846 sq ft (79 sq m)

Suite 10: 1,000 sq ft (93 sq m)

TO LET



UNITS 4 & 10
CASTLE BUSINESS VILLAGE
HAMPTON, MIDDLESEX
TW12 2BX

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.

Units 4 and 10 Castle Business Village

Location: Castle Business Village is a prestigious office development situated in Hampton Village adjoining Hampton Football Ground, close to the junction of High Street and Station Road. Hampton railway station is approximately 600 yards and provides services to London Waterloo (approx. 41 minutes). The area is well served by local shops, restaurants and pubs and for road communications Junction 1 of the M3 is within 3 miles leading to the M25 and motorway network.

Description: The office suites are situated on the ground floor and are self-contained.

Accommodation: Approximate net internal areas are as follows:

Unit 4:	849 sq ft	(79 sq m)
Unit 10:	1,009 sq ft	(93 sq m)

Amenities: The property benefits from the following:

- Comfort Cooling
- Carpeting
- Male & Female WC's
- Fire Alarm
- Kitchenette
- 1 Car Parking space per unit plus additional off site parking on separate license.

Terms: Available on a new lease for a term by arrangement

Rent:	Unit 4	£12,750 pax plus VAT
	Unit 10	£15,000 pax plus VAT

Rates:		<u>Rateable Value</u>	<u>2012/13 Rates Payable</u>
	Unit 4	£13,250.00	£6,068.50
	Unit 10	£16,250.00	£7,442.50

This is the full amount payable and takes no account of any small business rate or other reliefs/supplements that may be available. Interested parties should verify this information with the Royal Borough of Richmond upon Thames on 020 8276 8600.

Viewing: By appointment through joint sole agents.

BONSORS
Tel. No. 020 8546 0022

SNELLERS COMMERCIAL
Tel. No. 020 8977 2204

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable

Energy Performance Certificate

Non-Domestic Building



Unit 4
36 Station Road
HAMPTON
TW12 2BX

Certificate Reference Number:
9850-3058-0090-0700-6921

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 76

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Mixed-mode with Natural Ventilation
Total useful floor area (m ²):	93
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	46.13

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

89 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



Unit 10
36 Station Road
HAMPTON
TW12 2BX

Certificate Reference Number:
0680-0539-0739-9828-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

76

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Mixed-mode with Natural Ventilation
Total useful floor area (m ²):	100
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	45.74

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

89 If typical of the existing stock