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*Refurbished Office Building*  
**FOR SALE**  
*Approx 4,550 sq ft*  
*(422.70 sq m)*



**\*Price reduced for early sale\***

*The Gatehouse*  
*Kingsway Business Park*  
*Oldfield Road*  
*Hampton*  
*Middlesex TW12 2HD*

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.

**The Gatehouse  
Kingsway Business Park  
Oldfield Road, Hampton**

**Location:** Kingsway Business Park is located in Oldfield Road, Hampton between Sunbury and Hampton Court.

Junction 1 of the M3 at Sunbury is approximately three miles from the property providing access to central London and the national motorway network via junction 11 of the M25. Heathrow airport is approximately 5 miles distant. Hampton mainline station is about 0.5 miles distant providing a service into London Waterloo with a journey time of approximately 43 minutes.

**Description:** The property, which has recently been refurbished comprises a detached, two storey office building benefitting from the following amenities:-

- Comfort cooling
- Suspended ceilings
- Disabled WC
- Raised floors
- 3 Phase and clean power supply
- Gas central heating
- Category II lighting
- Entry phone system
- Fire & burglar alarm systems
- 17 car parking spaces

**Accommodation:** The accommodation comprises an open plan area plus two private offices and a board/meeting room on the ground floor with open plan space on the first floor having the following approximate net internal floor areas:-

**Ground floor**

Entrance Lobby	71 sq ft	(6.66 sq m)
Office space	2,231 sqft	(207.29 sq m)

**First floor**

Open plan space	2,248 sq ft	(208.91 sq m)
<b>Total</b>	<b>4,550 sq ft</b>	<b>( 422.86 sq m)</b>

**Rating assessment:** The building has a rateable value of £64,500 with an amount of rates payable for the year 2012/13 of £29,541.00. This is based on the standard rate of 45.8p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

**Terms:** The Gatehouse is available for sale freehold with vacant possession at a figure of £825,000.00.

**Viewing:** Strictly by appointment through joint sole agents.

**PLEASE NOTE THE FOLLOWING:-**

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

**TIM GAULD  
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# Energy Performance Certificate

Non-Domestic Building



Unit B  
Kingsway Business Park  
Oldfield Road  
HAMPTON  
TW12 2HD

Certificate Reference Number:  
9491-3057-0901-0300-4021

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 73

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	459
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	73.25

### Benchmarks

Buildings similar to this one could have ratings as follows:

46 If newly built

100 If typical of the existing stock