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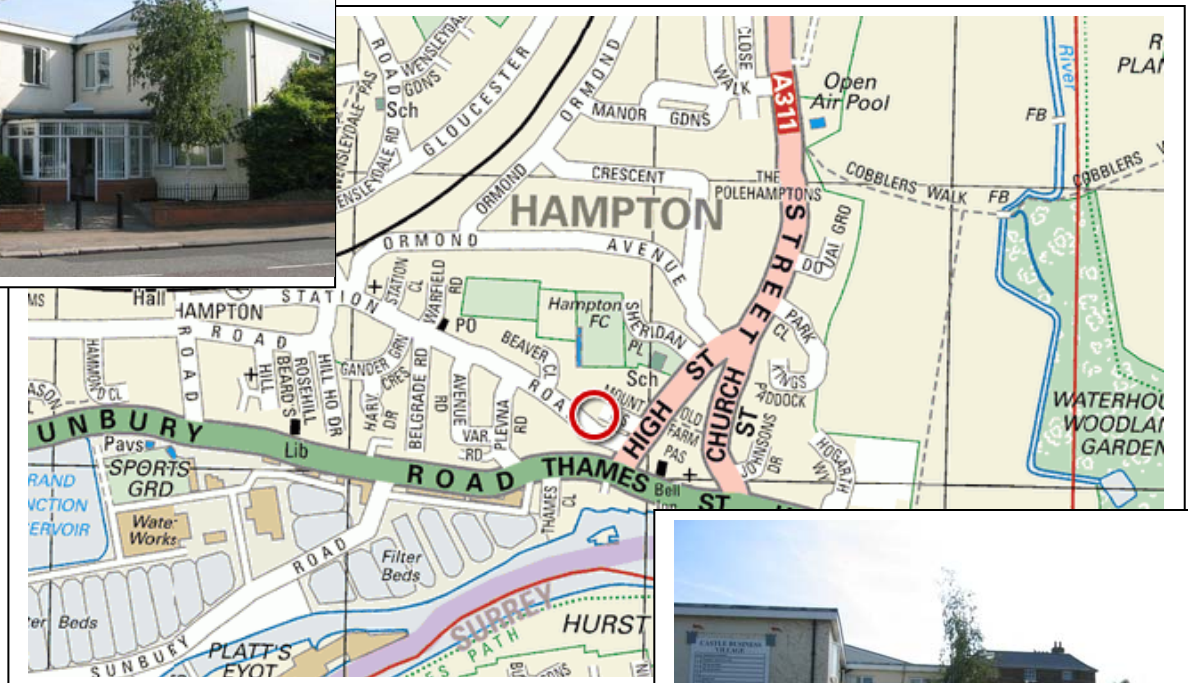
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- *Feature Glazed Reception*
- *Comfort Cooling & Car Parking*
- *Disabled WC*
- *Suitable for D1 Medical Use (Subject to Planning consent)*

# TO LET

*Prestigious Ground Floor Offices*  
*Approx 1,339 sq ft (123.6 sq m)*



***1(A) Castle Business Village***  
***Station Road***  
***Hampton TW12 2BX***



**Ground Floor Unit 1, Castle Business Village  
36 Station Road, Hampton, Middlesex, TW12 2BX**

**Location:** Castle Business Village is a prestigious office development situated in Hampton Village close to the junction of High Street and Station Road. This attractive location close to the River Thames benefits from a variety of nearby shops, restaurants and public houses. Hampton Railway Station is approximately 600 yards and provides services to London Waterloo. For road communications Junction 1 of the M3 is within 3 miles leading to the M25 and motorway network.

**Description:** The offices are self-contained and comprise the ground floor of a two-storey building prominently situated at the entrance to the development in a landscaped setting. The property has a feature glazed entrance/reception area which provides access to two good size offices plus male, female and disabled WCs and a Kitchenette.

**Amenities:**

- Comfort cooling
- Computer network cabling
- Male, female and disabled WCs
- Kitchen
- 2 car parking spaces
- Additional parking may be available on licence

**Rental:** £25,000 per annum exclusive plus VAT

**Lease:** Available on a new lease for a term by arrangement.

**Planning:** The property has planning for office use. We are of the opinion that the offices may also be suitable for D1 medical use, subject to planning and all necessary consents.

**Rates:** Rateable Value: £18,500.00.  
Rates Payable 2011/12: £8,010.50  
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.

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

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**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.