



**Rent** £17,000 Per annum

**Size** 925 Square feet

**Ref** #3042

## Address

**Address:** Ground floor office, 27 High Street

**Postcode:** TW12 2SA

**Town:** Hampton

**Area:** Middlesex

## Location

The property is located close to the junction of the High Street and Station Road, just a stone's throw from the river Thames and within a short walk of Hampton Village. Hampton mainline station serving London Waterloo is also close by.

## Description

We are pleased to offer this self-contained office suite to let on a new lease with two allocated parking spaces and with immediate availability.

The office suite is mainly open plan with a private meeting room situated to the rear, WC and kitchenette. The suite offers plenty of natural light and has Cat 3 lighting throughout.

24/7 access.

EPC - Band D

Early viewings recommended.

Virtual Freehold also available, Guide Price £395,000

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£17,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £8,200 p.a. payable at the prevailing rate.
<b>Lease details:</b>	New Internal Repairing and Insuring lease to be agreed.

## Features

- ✓ 24/7 access
- ✓ Allocated parking
- ✓ Available immediately
- ✓ Ground floor
- ✓ New lease available
- ✓ Close to river

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





