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chartered surveyors & property consultants

SELF CONTAINED BUILDING OFFICE TO LET 2,112 SQ FT (196.2 SQ M)



**11B, UPPER TEDDINGTON ROAD,
HAMPTON WICK, K.O.T. KT1 4DY**

The Gate House, 51 High Street, Hampton Hill, Middlesex TW12 1NH

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LOCATION

The building is located in a very prominent position on Upper Teddington Road, within a short walking distance of Hampton Wick railway station and the High Street. Kingston Town centre is less than 1 mile. M3 motorway is 4 miles along the A308; the A3 is 5 miles along the A309.

DESCRIPTION

The property comprises a two storey office building, constructed of brick elevations under a flat roof. A double garage is situated to the side of the building.

Car parking is available for approximately 7 cars. Internally the property is fully carpeted providing three offices on the ground floor and four offices on the upper floor.

ACCOMMODATION

Internal areas, excluding corridors, WC's, stairs and internal walls etc; are as follows:-

Ground Floor Offices	894 sq ft (83 sq m)
Upper Floor Offices	1,218 sq ft (113 sq m)
TOTAL	2,112 sq ft (196.2 sq m)
GARAGE (for approx. 2 cars)	284 sq ft (26.4 sq m)

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

TERMS

£40,000 per annum. exc.

LEGAL COSTS

Both parties' legal costs to be borne by the incoming tenant.

RATES

TBA

VIEWING

Strictly through sole agents:- **BAKER COMMERCIAL**