



TO LET
GROUND FLOOR OFFICE
787 SQ FT (73 SQ M)



**3, BUSHEY PARK MEWS, HAMPTON HILL,
TW12 1NH**

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

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LOCATION

The property is located on the A311, High Street in Hampton Hill, approx. 1.5 miles from Teddington and 2 miles to the A316/M3 junction. The property is located on a main bus route towards Twickenham and Richmond. Hampton, Fulwell and Teddington railway stations are within 5 minutes' drive.

DESCRIPTION

The office is within a brick built building, erected in 2004, constructed with pre-cast floors, walls are painted plaster, ceilings are suspended with air conditioning, fully carpeted, Cat 2 lighting, front door intercom, hot and cold water for refreshments within the office, WC on each floor.

TENURE

With immediate occupancy subject to contract.
A new five year lease, with a three year break clause.

RENT

Commencing rent £12,000 per annum plus VAT.

RATES

Payable rates for the ground floor, for year 2009-10 at £6,666.

LEGAL COSTS

Both parties proper costs to be borne by the in-going tenant.