



**TO LET**  
**GROUND FLOOR OFFICE**  
**796 SQ FT (74 SQ M)**



**5, 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 well presented with painted plastered walls, 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 ground floor. Security and fire alarms.

## **TENURE**

With immediate occupancy subject to contract. A new five year lease.

## **RENT**

A rent commencing at £12,000 per annum.

## **FULLY SERVICED OPTION**

An alternative option to pay an all inclusive: rent, rates and all utility bills to include gas, electricity, fire alarm, burglar alarm, building insurance and service charges. £1,785 per month

## **RATES**

Payable rates for the 1<sup>st</sup> Floor, for the year 2009 -10 at £6,666.00.

## **LEGAL COSTS**

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