



# SELF CONTAINED OFFICE BUILDING TO LET

1290 SQ FT (119.84 SQ M)



**1, VICARAGE ROAD, HAMPTON WICK,  
KT1 4EB**

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

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## LOCATION

The premises are situated in a slightly secondary location on Vicarage Road, Hampton Wick. The property is in a mainly residential area with slightly restricted access and poor parking provision. There is nearby parking which is controlled; Hampton Wick mainline parking is within a few hundred metres; a local bus route into Kingston and towards Teddington is also within a few hundred metres from the property.

## DESCRIPTION

The property is a two-storey, brick built building with a flat roof with front and rear access. The common parts lead to three self contained ground floor offices with a kitchen, male and female Wc's ; the second floor offers a further five self contained offices areas. Each office has its own air-cooling unit and Cat 11 lighting; the building is double glazed throughout; IT cables are in place within trunking; gas central heating; fire and security alarms are present. On site parking for 2 cars is available at the front of the building.

## FLOOR AREAS (Net Internal)

Ground Floor.....570 sq ft – (61 sq m)

First Floor..... 718 sq ft – (77 sq m)

### Ground floor comprises of:

Laboratory	332 sq ft – (30.84 sq m)
Kitchen	66 sq ft – (6.13 sq m)
Office	93 sq ft - (8.63 sq m)
Office	81sq ft - (7.54 sq m)

### First floor comprises of offices:

Office 1:	204 sq ft – (18.95 sq m)
Office 2:	126 sq ft - (11.71 sq m)
Office 3:	57 sq ft – (5.29 sq m)
Office 4:	126 sq ft - (11.71 sq m)
Office 5:	205 sq ft – (19.04 sq m)

## TENURE

A new 10 year full repairing and insuring lease with 5 yearly, upward only rent review.

## TERMS

£19,500.00 pa exclusive.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in this transaction.

## RATES

To be advised

## VIEWING

.Strictly by appointment through sole agent **BAKER COMMERCIAL**