

FOR SALE
MAY LET

Modern Self-Contained Offices with Comfort Cooling & Car Parking Space



7 Parkgate House, Hampton Court Road, Hampton Wick, Kingston upon Thames KT1 4AE





LOCATION

The property is prominently located on Hampton Court Road (A308) close to the junction with Hampton Wick High Street and Kingston Bridge. Hampton Wick Train Station is under a 5 minute walk away and provides a regular service to London Waterloo and Richmond. The premises are immediately next to Hampton Court Park (Home Park) and also adjacent to Bushy Park.

Kingston Town Centre is a short walk away over the bridge and offers a full range of retail, restaurants and banking facilities and a further train station.

The property also benefits from convenient road links with Junction 1 of the M3 motorway to the west and Esher junction of the A3 to the south, both providing easy access to the M25.



AMENITIES

- ◆ Self-contained offices
- ◆ Prominent frontage
- ◆ Comfort cooling
- ◆ Perimeter trunking
- ◆ Male & female WCs
- ◆ Tea station
- ◆ Car parking space



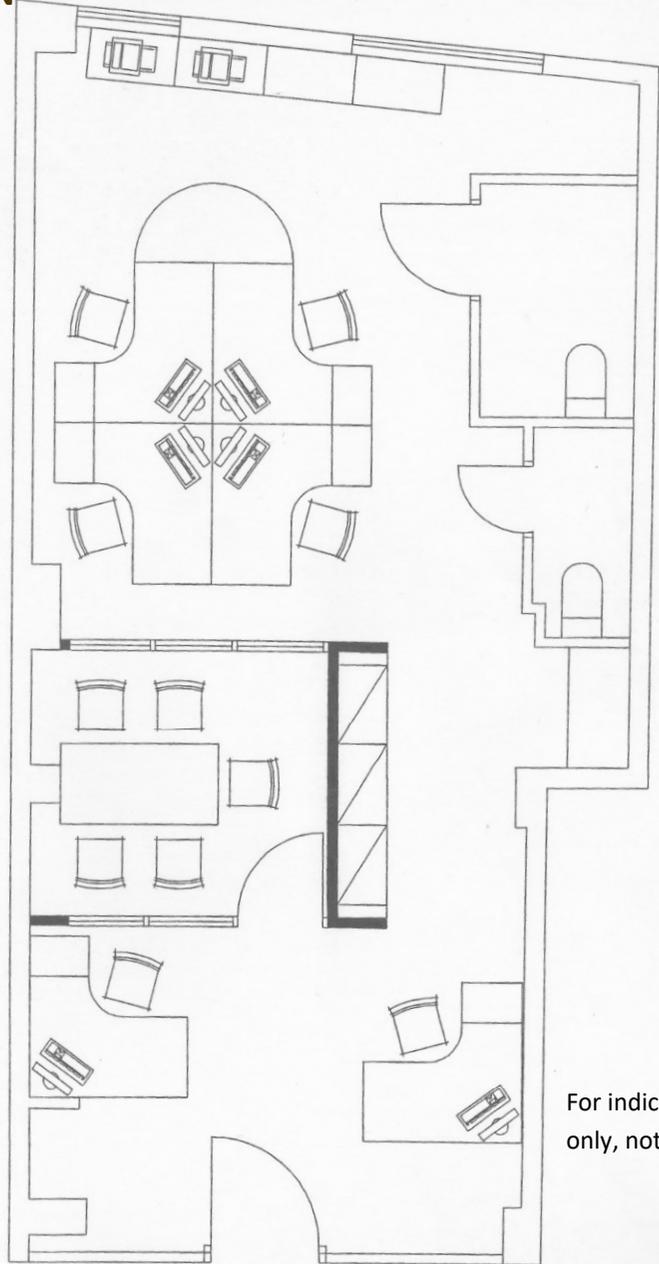
DESCRIPTION

The property comprises a modern ground floor self contained office suite totalling approximately 700 sq ft GIA with frontage directly onto Hampton Court Road. The premises are currently partitioned to provide a reception area, meeting room and office area. However, the whole property can be opened up to provide a single open plan office space.

The property also benefits from its own separate male & female WCs, kitchenette and comfort cooling. One car parking space is allocated in the car park adjacent to the building.



FLOOR PLAN



For indicative purposes
only, not to scale

TERMS

The property is available to purchase with vacant possession by way of long leasehold. Alternatively the Owner might consider letting on a new lease.

PRICE

£350,000 exclusive.

RENT

Upon application.

BUSINESS RATES

Rateable value £14,750

Estimated rates payable £7,434

(Interested parties are advised to verify the above figures with Richmond Borough Council rates department.)

VAT

The property is elected for VAT.

EPC

Rating B (45)

For viewings or further information please contact:

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