

**SELF CONTAINED GROUND FLOOR  
OFFICE/RETAIL UNIT (CLASS E)  
WITH COMFORT COOLING AND PARKING  
960 SQ FT (92 SQ M) APPROX**

**TO LET**



**5 PARKGATE HOUSE, HAMPTON COURT ROAD, HAMPTON WICK, KINGSTON KT1 4AE**





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### LOCATION

The property is prominently located on Hampton Court Road close to the junction with Hampton Wick High Street and Kingston Bridge. The property is served by the local shops in Hampton Wick but is also a short walk across the bridge to benefit from all the shops and amenities within Kingston town centre.

### DESCRIPTION

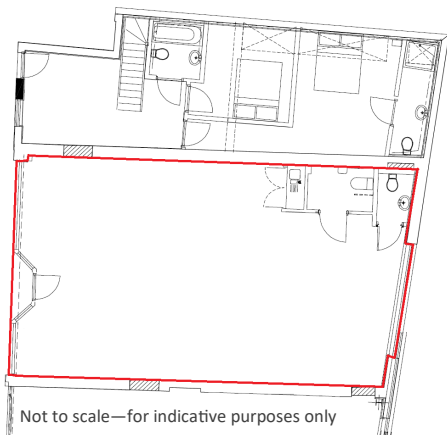
The property comprises a modern ground floor self contained office suite totalling approximately 960 sq ft with frontage directly onto Hampton Court Road. The premises are currently partitioned to provide a reception, office area and separate meeting rooms. This could be easily altered by an incoming tenant to provide an open plan sales area.

The property also benefits from its own separate male & female WC, kitchenette and comfort cooling.

### AMENITIES

- ◆ Comfort cooling/heating
- ◆ Fully carpeted
- ◆ Suspended ceilings with LG3 lighting
- ◆ Standard and disabled toilets
- ◆ Kitchenette
- ◆ Perimeter trunking
- ◆ One on site private parking

### FLOOR PLAN



### TERMS

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

### RENT

£24,950 per annum exclusive.

### VAT

We are advised the property is elected for VAT and therefore will be payable on the rent.

### BUSINESS RATES

Rateable Value            £21,750  
Rates Payable (21/22)   £10,853.25

We strongly recommend you verify these figures with London Borough of Richmond upon Thames.

### EPC

D (100)



Strictly by appointment through sole agents:

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