

## HAMPTON COURT ESTATE

**SUMMER ROAD, THAMES DITTON, KT7 0RH**



## TWO STOREY COMMERCIAL UNIT TO LET

**4,908 SQ FT / 456 SQ M**

6 Castle Business Village, Station Road, Hampton, Middlesex TW12 2BX

**MISREPRESENTATION ACT** Farino Cole for themselves and the vendors or lessors whose agents they are, give notice that: **1.** These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact; **2.** All descriptions, floor areas, dimensions, references to condition, services or facilities, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to their accuracy; **3.** No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property; **4.** Rents or prices or outgoings quoted in these particulars may be subject to VAT in addition.

## LOCATION

Hampton Court Estate is situated on the north side of Summer Road, at its junction with Hampton Court Way (A309) on the south side of Hampton Court Bridge.

The Estate is located some 500m south of Hampton Court Station, with services to London Waterloo taking under 40 mins direct, or connecting to the faster services from Surbiton.

Access to the A3 northbound is via the A309 and Kingston By Pass (3 miles), and to the M3 Junction 1 at Sunbury Cross via Hampton Court Road / Upper Sunbury Road A308 (4 miles).

## DESCRIPTION

The Estate comprises a number of older style units created from originally two main rectangular properties, and part two storey, part single storey.

Access in and out of the Estate is from Summer Road, and the access road works on a one way system basis, with a car parking area at the front of the Estate.

Loading provisions are directly off the Estate road.



## ACCOMMODATION

The available unit, Unit 1B-D, comprises a two storey unit, previously used for self storage purposes, of brick and profile cladding elevations, with a loading door accessible from the main estate road and car parking immediately outside the property. There are windows at both ground and first floors.

The approximate gross areas are :

Ground Floor	2,454 sq ft	228 sq m
First Floor	<u>2,454 sq ft</u>	<u>228 sq m</u>
	4,908 sq ft	456 sq m

## TERMS

Leasehold, terms on application.

## EPC

Available on request.

## BUSINESS RATES

We understand that the property is currently assessed to Rateable Value £17,750 ; interested parties are advised to make their own enquiries at Elmbridge Borough Council.

## VIEWING

Strictly by appointment with the joint agents:

### FARINO COLE REAL ESTATE

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### DAY AND BELL

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