



1 Park Road

Hampton Hill, Hampton, TW12 1HE

Trade Counter / Light Industrial Unit To Let

3,337 sq ft

(310.02 sq m)

- Available immediately
- Demised parking spaces
- Roller shutter doors
- Existing trade counter area
- Good access to the M3 and M25
- Suitable for alternative uses STPP

Summary

Available Size	3,337 sq ft
Passing Rent	£36,100 per annum
Rates Payable	£30,525 per annum
Rateable Value	£55,000
EPC Rating	D

Location

The property is located on Park Road, Hampton benefits from good road communications to the A308 and onward links to the M3 and M25. It provides convenient access to Hampton town centre and connects with the local road network serving Kingston, Twickenham and Richmond.

Hampton railway station is located nearby and provides regular services into central London.

The surrounding area comprises a mix of independent commercial and residential occupiers.

Description

The property comprises a light industrial / trade counter unit of brick and blockwork construction which has a full length mezzanine storage floor. The unit has ground floor and first floor storage accommodation with concrete flooring, strip lighting and a roller shutter loading door, together with three phase power and ancillary kitchen and WC facilities. There is also a first floor office, making the unit suitable for a range of uses including light industrial, trade counter, storage and retail / leisure.

Accommodation

The accommodation comprises the following areas:

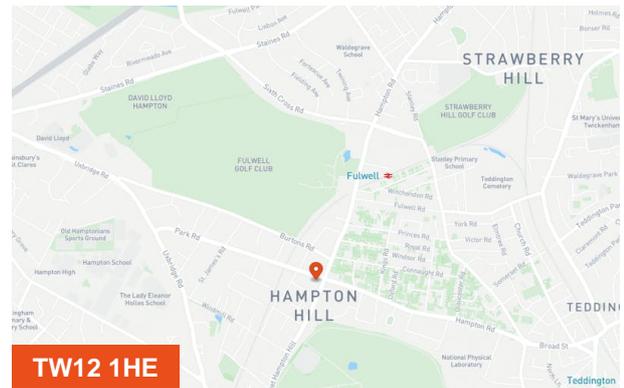
Name	sq ft	sq m
Ground	1,819	168.99
1st	1,518	141.03
Total	3,337	310.02

Terms

Available by way of assignment of an existing lease expiring on 2nd June 2034.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, if requested by the agents, the in-going tenant will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of exchange.



Viewing & Further Information

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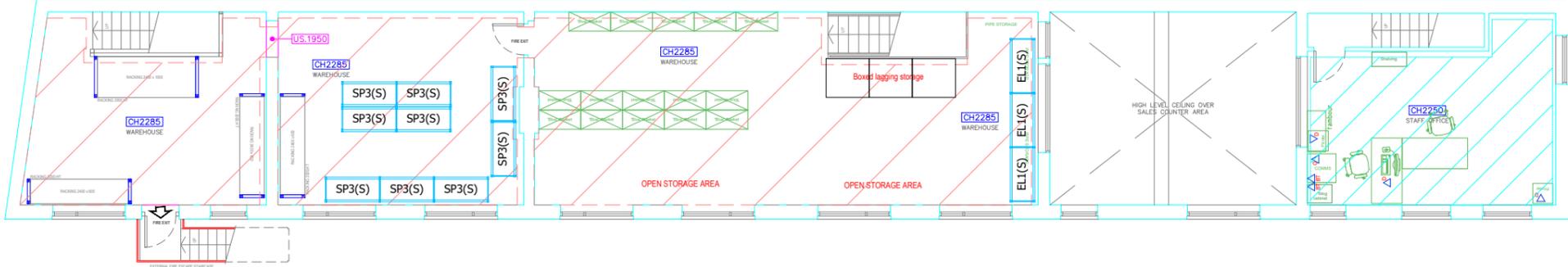
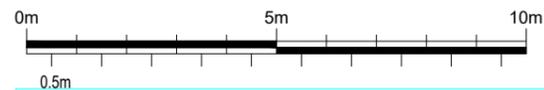
Equipment Count

Item	QTY
Trade Counter (Front Merchandising)	9
Trade Counter (Back)	6
Small parts (Mezz)	12
Small parts (GF)	-
Laydown pipe rack	1
Small Storage Baskets (Mezz+GF)	17
Warehouse Pallet Racking	-
A Frame	-
Long Span (Ground)	12
Long Span (Mezzanine)	4

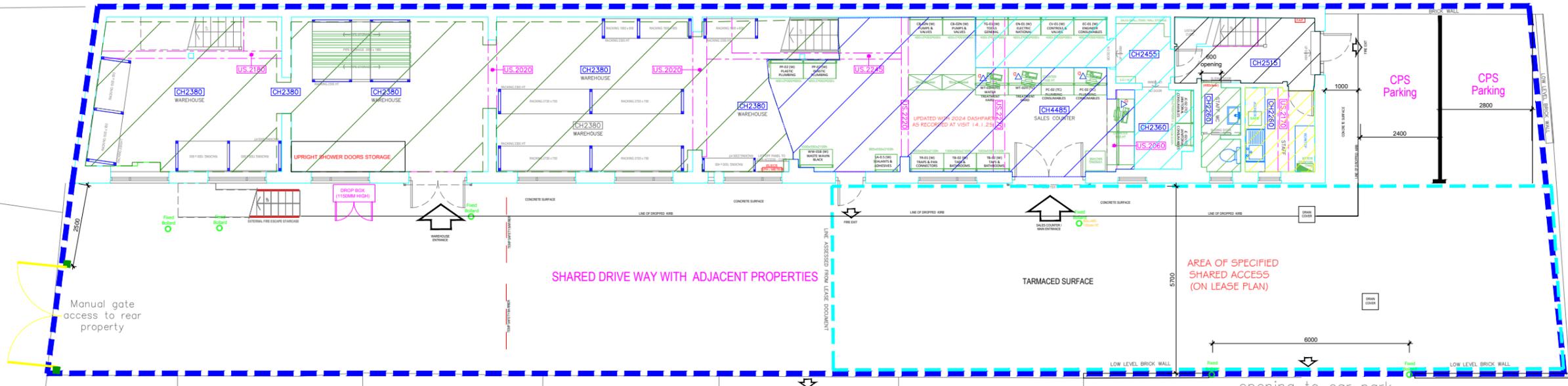
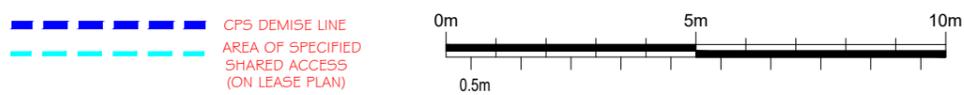


CPS Hampton Hill(4273) Main branch(Park Road)

Area	Sq Ft
Gross Internal Area (Ground)	1874
Warehouse (Mezzanine)	1077
Warehouse (Ground)	1009
Canteen (Ground)	57
WCs (Back of Branch Ground)	33
Admin + Office Area (Ground)	153
Admin + Office Area (FF)	245
Trade Counter (Front Merchandising)	436
Miscellaneous (Ground Floor)	186
Total (Ground + Mezz)	3196



CPS Hampton Hill (4273)
Main Branch Address:
1 Park Rd Hampton Hill
Hampton, TW12 1HE



Areas Key

- Trade Counter
- Showroom
- Admin & Office
- Front of Branch Toilet
- Back of Branch Toilet
- Canteen
- Miscellaneous
- Warehouse
- Warehouse Mezzanine

CPS Property Project Manager	
Branch Address CPS Branch address : 1 Park Rd Hampton Hill Hampton, TW12 1HE	
CPS Showroom Address : 159 Stanley Rd, Teddington TW11 8UF	
Drawn By JJM	Checked by N/A
Scale N/A	Drawing Size A1
Date 3.1.25	Revision 1.0
Drawing Title CPS Hampton Hill (4273)	

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No.	Revision	Date
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AREAS - UPDATE 15.1.25

(NON CPS CAR PARKING)