



## Ground Floor

38 Hampton Road, Twickenham, TW2 5QB

**Ground floor office with parking close to Twickenham Green available by way of a new lease. May consider sale of whole (including resi).**

**586 to 1,226 sq ft**  
(54.44 to 113.90 sq m)

- Ground floor
- 4 parking spaces
- Close to Twickenham Green
- Period features
- Conservation Area
- Central Heating
- Small business rates relief potentially applicable
- Site Area: 3,950 sq ft

# Ground Floor, 38 Hampton Road, Twickenham, TW2 5QB

## Summary

<b>Available Size</b>	586 to 1,226 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£7.57 per sq ft Currently two hereditaments
<b>Rateable Value</b>	£18,600
<b>Service Charge</b>	Ad hoc
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

Ground floor of a period property with rear car park. Comprises cellular rooms with benefit of kitchen and WCs. Upper parts comprise a 1 bed and a 2 bed flat (total of 1,109 sq ft).

## Location

The property is located 150m west of Twickenham Green.

## Accommodation

The accommodation comprises the following areas:

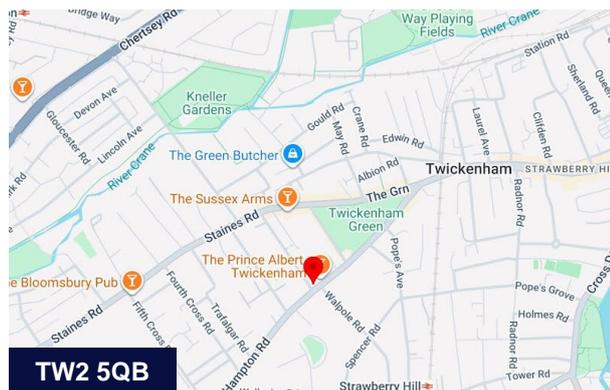
Name	sq ft	sq m	Availability
Ground - Left Part	586	54.44	Available
Ground - Right Part	640	59.46	Available
<b>Total</b>	<b>1,226</b>	<b>113.90</b>	

## Viewings

By arrangement with Martin Campbell.

## Terms

Offered on basis of new lease. May consider sale of whole (including residential uppers).



## Viewing & Further Information



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**GROUND FLOOR PLAN**  
**38 HAMPTON ROAD, TWICKENHAM TW2 5QB**

