



# Hampton Water Works, Karslake and Ruston & Ward **Buildings Upper Sunbury Road, Hampton TW12 2DS**

# **TO LET**

Area: 14,516 FT<sup>2</sup> (1,349M<sup>2</sup>) | Rent: POA |



Unlimited access

24 Hour Access

Area 516 - 14,594 sq ft



Availability Available immediately

**Ceiling Height** Excellent floor to ceiling height

### LOCATION:

Hampton is an affluent London Suburb located some 9.5 miles south west of London with transport links via South West Train lines at Hampton Station offering a direct service to Waterloo in approximately 40 minutes and the M3 motorway, accessed via the A308. The property is located at the junction where Upper Sunbury Road meets Lower Sunbury Road.

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isrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the v sors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, refere <u>ould not rely on them as sta</u>tements or representations of fact but must satisfy themselves by inspection or otl tails are given without responsibility and any intending purcl nent of Sterling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1988 ve of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (\ respect of any transaction. 4. All information and correspondence is Subject To Contract



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#### **DESCRIPTION:**

Situated within the historic Hampton Waterworks the site offers a range of storage units of varying sizes between 516 and 14,594 sq ft at ground floor and mezzanine levels.

#### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Mezzanine	14,516	1,349
Office		
TOTAL	<b>14,516</b> sqft	<b>1,349</b> sqm

#### **AMENITIES:**

- Suitable for storage use
- Double height ceilings

- Accessible from the Upper Sunbury Road
- On-site parking

#### LEASE:

Upon application.

RENT:	POA	VAT:	Applicable.
SERVICE CHARGE:	Upon application.	RATES PAYABLE:	To be assessed.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

#### CONTACT:



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