



## 14 Castle Mews, Hampton TW12 2NN

*Contemporary Office Accommodation*

**TO LET**

Area: 4,100 sq ft (381M<sup>2</sup>) | Rent: ROA |



**Area**  
1,518 / 4,100 sq ft



**Lift**  
Lift access



**Meeting Rooms**  
Private meeting rooms/offices



**Parking**  
4-8 parking spaces

### 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.

Situated in an attractive terrace of modern offices in the heart of Hampton Village, the office forms part of a high-tech business park supported by many local shops and cafes.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)

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### DESCRIPTION:

The property comprises quality first floor accommodation, offering a mix of generous private offices, meeting and board room facilities. The space can be sub-divided to provide a minimum area of approximately 1,518 sq ft. Suitable to a wide range of small to medium sized E class businesses, including medical/educational uses, the premises are well configured internally providing both open-plan and cellular layout options. Key features include: lift access, climate control, Cat 5 cabled access floor, Cat II lighting, ample cloakroom facilities, a large kitchen and WC/shower facilities and allocated parking for 4-8 cars by arrangement.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
1 <sup>st</sup> Floor	4,100	381
<b>TOTAL</b>	<b>4,100 sqft</b>	<b>381 sqm</b>

### AMENITIES:

- 4-8 parking spaces by arrangement
- Cat II lighting
- Kitchen and WC/shower facilities
- Lift access
- Cat 5 cabled access floor
- Private meeting rooms/offices

**LEASE:** Available by way of assignment or sublet until December 2026 or on a new lease, the terms of which are to be agreed

**RENT:** ROA **VAT:** Applicable

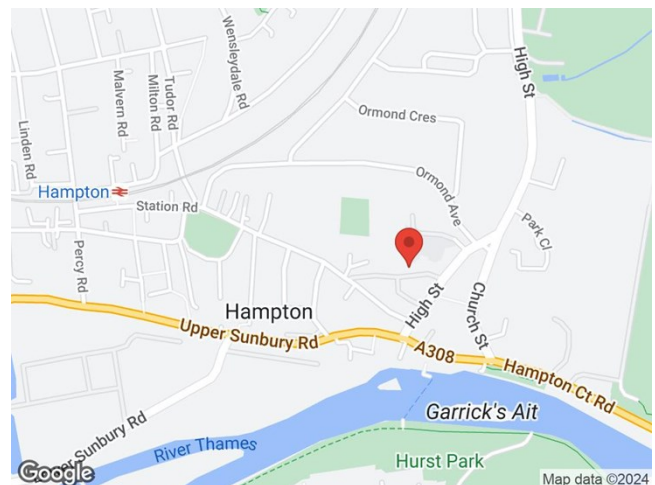
**SERVICE CHARGE:** Upon application **EPC:** Available upon request

**RATES PAYABLE:** We have been informed the rates are payable at £34,800 but interested parties are advised to make their own enquiries **LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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