Unit 15

Kempton Gate Business Centre, Oldfield Road, Hampton, TW12

DE SOUZA



TO LET

2,725 SQ FT
(253.16 SQ M)

£21.50 PER SQ FT

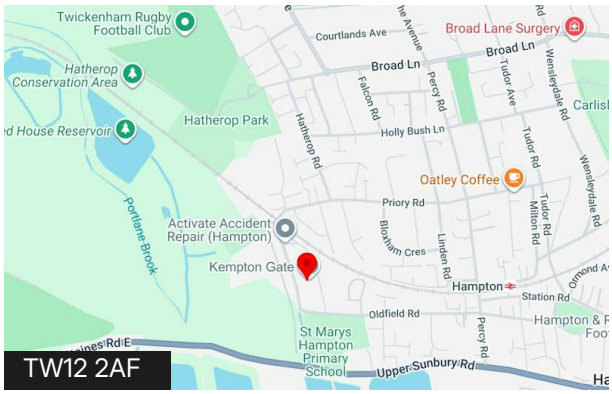
Modern Industrial/Warehouse Unit. To be refurbished,

- To be refurbished
- Electrically operated loading door
- 6m minimum clear height
- 3 phase electricity
- 30 kn/sq m floor loading
- First floor office
- On site car parking

020 8707 3030
desouza.co.uk

Summary

Available Size	2,725 sq ft
Rent	£21.50 per sq ft
Rates Payable	£17,172 per annum
Rateable Value	£39,750
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C (73)



Description

Kempton Gate was constructed in 2008 and the site provides a total of 17 business units.

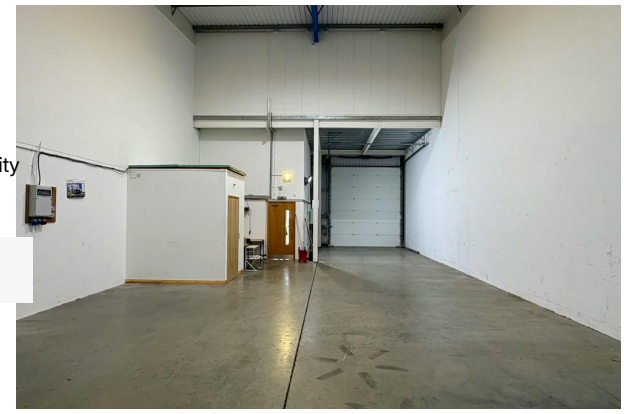
Unit 15 is available and is due to be comprehensively refurbished. It benefits from an electrically operated loading door, 6m minimum clear height and first floor offices.



Location

Kempton Gate is located in Oldfield Road, off the A308 which runs between Junction 1 of the M3 at Sunbury in the West, and Kingston and the A3 to the East. The site is immediately adjacent to Kempton Park Racecourse. Junction 1 of the M3 is 2 miles, Hampton mainline station 0.5 miles, Heathrow Airport 5 miles, M25 Junction 12, 8 miles and Central London is 12 miles from Kempton Gate, via the A316.

A local Waitrose store is a short walk from the site.



Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Rates Payable (sq ft)	Service Charge (sq ft)	Estate Charge (sq ft)	Availability
Ground - Warehouse	Ground	2,110	196.03	On Application	On Application	On Application	Coming Soon
1st - Office	1st	615	57.14	On Application	On Application	On Application	Coming Soon
Total		**2,725**	**253.17**				

Specification

- 30 kn/sq m floor loading
- Minimum 6m clear height
- 3 phase electricity
- Electrically operated loading doors
- First floor offices
- On site car parking
- Easy vehicular access

Viewings

By appointment with De Souza

Terms

Available on a new lease direct with the Landlord.

Viewing & Further Information



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