

**HAMPTON WATER WORKS, KARSLAKE AND RUSTON & WARD BUILDINGS,
UPPER SUNBURY ROAD, HAMPTON, TW12 2DS**

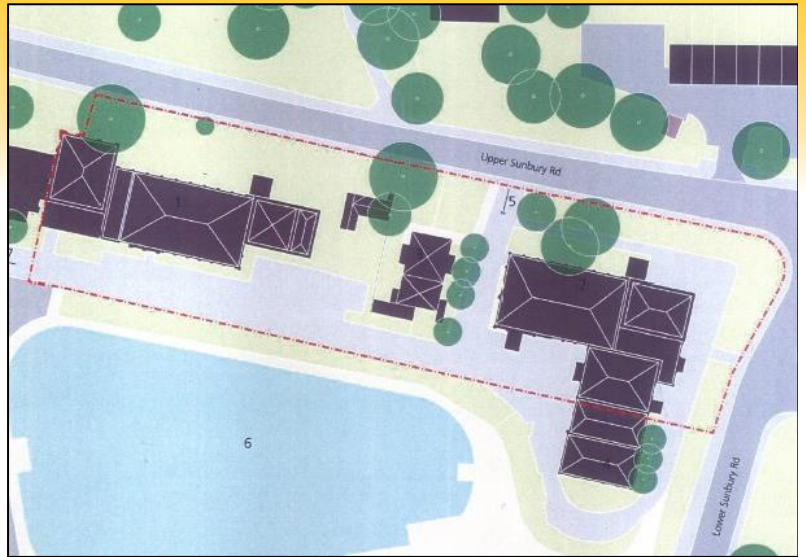


SUMMARY

- Multiple storage units
- Approximately 15,000 sq ft over two buildings
- Grade II Listed site
- To Let
- Rent: Upon Application
- A new FRI Lease, the length to be agreed

AMENITIES

- Good Vehicular access
- Good natural light
- High vaulted ceilings
- Original Victorian Features
- On-site parking for over 20 cars
- All enquiries considered



LOCATION

Hampton is located within the London Borough of Richmond Upon Thames, to the west of Bushy park and Hampton Court Palace. The buildings are situated within the historic Hampton Waterworks, at the junction of Upper Sunbury Road to the North and Lower Sunbury Road to the South, covering a substantial area along the river Thames. Hampton Station is a short distance from the site with a direct rail link to Waterloo. Motorway access is provided via the M3 and M25 motorways.

DESCRIPTION

The property is a Grade II listed former waterworks building. The Karslake Building comprises a series of storage rooms/office accommodation at ground level. The Ruston & Ward Building is arranged as three separate rooms on ground and mezzanine levels.

To the front and rear is onsite parking for over 20 cars.

ACCOMMODATION

	Ground Floor		Mezzanine	
	Sq m	Sq ft	Sq m	Sq ft
Rushton & Ward Building	959	10,322	48	516
Karslake Building	349	3,756	-	-

LEASE

A new FRI Lease, the length of term to be agreed.

RENT

Upon Application

RATES

To be assessed

VAT

TBC

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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