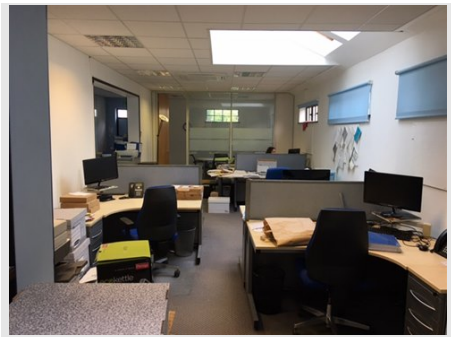
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE FOR SALE & TO LET

MILTON HOUSE, 33A MILTON ROAD, HAMPTON, TW12 2LL



SUMMARY

- **1,430 sq ft (132.90 sq m)**
- **Flexible open plan ground floor office**
- **For Sale**
- **To Let**
- **Price: £650,000 Subject to contract**
- **Rent: £32,000 per annum exclusive, subject to contract**
- **New full repairing and insuring lease for a term by arrangement.**

AMENITIES

- **A/C units**
- **Close to Hampton railway station**
- **Gas fired central heating**
- **Intruder alarm**
- **Kitchenette**
- **Male & female WCs**
- **Potential for Residential development, STP**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk

LOCATION

The offices are only a short walk (4 minutes) from Hampton railway station. Journey time to London Waterloo: 43 minutes. Local shops are close by.

DESCRIPTION

A single storey, predominantly open plan office with some glazed individual offices. There is potential for Residential development, subject to planning.

ACCOMMODATION

EPC Rating: D-78

FLOOR	SIZE
Office	1,430 sq ft (132.90 sq m)
Total	**1,430 sq ft (133 sq m)**

LEASE / TERM

New full repairing and insuring lease for a term by arrangement.

RENT

£32,000 per annum exclusive, subject to contract

PRICE

£650,000 Subject to contract

RATES

The premises are listed on the Valuation Office website as Offices and Premises having a Rateable Value of £28,500 payable at 49.9p in the £ (UBR 2024/25). The rates payable for the year ending 31st March 2025 should be £14,222.

VAT

VAT is not applicable

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 961. Date: 2024