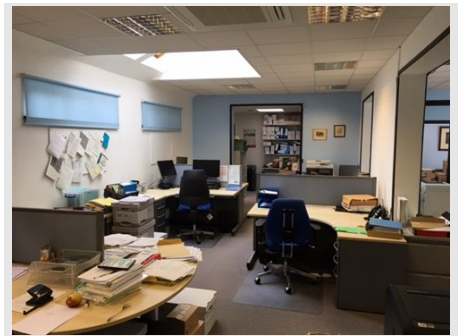
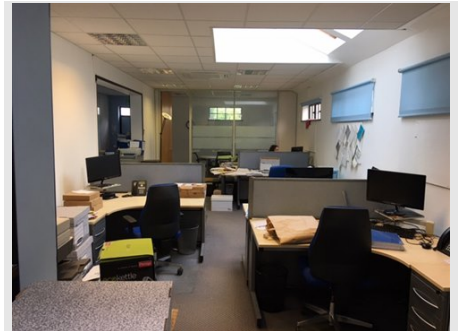


MILTON HOUSE, 33A MILTON ROAD, HAMPTON, TW12 2LL



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:

James Haines 07767 261 559 james@martincampbell.co.uk	Crispin d'Albertanson 07710 066 629 crispin@martincampbell.co.uk
Richard Farndale 020 8940 2266 r.farndale@martincampbell.co.uk	David Keates 020 8940 2266 d.keates@martincampbell.co.uk