

COMING TO THE MARKET SOON



TO LET

INDUSTRIAL/WAREHOUSE UNIT

2,815 SQ FT (261.51 SQ M)

**Unit 13 KEMPTON GATE
OLDFIELD ROAD
HAMPTON
TW12 2AF**

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

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.

Description

Kempton Gate was constructed in 2008 and is a very successful and popular development.

The site provides a total of 17 business units ranging in size from 2,620 sq ft (244 sq m) up to 9,205 sq ft (855 sq m).

Unit 13 is constructed from a steel portal frame and incorporates a first floor level offices.

Amenities

- Minimum 6m clear height
- 3 phase electricity
- Electrically operated loading doors
- First floor office
- On site car parking
- EPC – D90

Terms

Lease/Rent

Upon application

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

Simon Cressey

simonc@desouza.co.uk

020 8707 3036