

# **TO LET** | MODERN INDUSTRIAL/PRODUCTION UNIT

## **2,815 sq ft (261.51 sq m) OFFICES & WAREHOUSE**

### **UNIT 13 KEMPTON GATE, OLDFIELD ROAD, HAMPTON TW12 2AF.**



- Fully refurbished
- First floor offices
- Covered loading bay
- Minimum 6m eaves height
- Allocated parking spaces
- Close to BR station

# **DE SOUZA**

COMMERCIAL PROPERTY CONSULTANTS

## 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.



## 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 totals 2,815 sq ft and is constructed from a steel portal frame with metal cladding elevations and incorporates offices at the first floor level.

## Amenities

- First floor offices
- Heat pump VRF system
- Perimeter trunking
- LED lighting throughout
- PV panels to the roof
- Three phase power
- Minimum 6m clear eaves height
- Electrically operated loading door
- WC
- EPC – A

## Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Viewing

Strictly by appointment only.

## Contact

Simon Cressey – 07939 129427  
simonc@desouza.co.uk



**For more information or to arrange a viewing contact:**

**Simon Cressey**

**E: [simonc@desouza.co.uk](mailto:simonc@desouza.co.uk)**

**T: 020 8707 3030**

**M: 07939 129427**

**Heathrow Office: 2 Maple Grove Business Centre, Lawrence Road, Hounslow, Heathrow TW4 6DR**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

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