

FOR SALE

Freehold Office Building Suitable for a variety of Class E uses

Thameside House
Kingsway Business Park
Oldfield Rd
Hampton TW12 2HD



- Self-contained building
- 4,250 sq ft/395 sq m net internal area (Gross 4,940 sq ft)
- Suitable for a variety of Class E uses inc day nursery, gym and medical
- 14 car parking spaces
- £1.15m for the freehold interest

 **DE SOUZA**

Location

Kingsway Business Park is located on the north side of Oldfield Road close to its junction with Lacey Drive and adjoining Kempton Gate Industrial Park. The centre of Hampton Village and Hampton railway station is approximately one mile to the north-east. There is currently one train per hour into London Waterloo from Hampton with a journey time of approximately 45 minutes. Junction 1 of the M3 at Sunbury Cross, which provides access to the M25 at Junction 12, is approximately two miles to the west via the A308 Upper Sunbury Road. Heathrow airport is approximately 5 miles to the north.

Description

Thameside House comprised a two-storey, semi detached office building with 14 on site car parking spaces. It currently benefits from an existing fit out including cellular office, a meeting room, kitchen and break out area and showers.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	2,231	207.26
First Floor	2,019	187.57
Total	4,250	394.83

Net internal area excluding WC's, showers, staircase and service cupboards

Planning

The property has the benefit of office use which falls within Class E of the new Use Classes Order 2020. Kingsway Business Park has been included within an Article 4 direction area by the London Borough of Richmond upon Thames which prevents the change of use from offices to residential under permitted development prior approval.

Amenities

- **Self-contained Office Building**
- **Comfort cooling**
- **LED lighting**
- **Raised floors**
- **Kitchen**
- **Existing fit out**
- **Male and Female WC's**
- **Showers**
- **14 car parking space (1:304 sq ft)**
- **Cycle parking**
- **EPC Rating – D 84**



Price

£1.15m for the freehold interest with vacant possession.

Business Rates

Rateable value £64,500. Rates payable currently £32,508 pa. Interested parties should verify this information with the London Borough of Richmond upon Thames.

Viewing

By appointment only through joint sole agents De Souza (contact details below) or Bonsors (020 8546 0022)



For more information or to arrange a viewing contact:

Paul Flannery

E: paulf@desouza.co.uk

T: 020 8707 3030

M: 07946 422920

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

www.desouza.co.uk