

## 1A ROSEHILL STREET HAMPTON

Ground floor 1,099 sq ft. 1st Floor 925 sq ft. 2nd floor 816 sq ft. Total 2,840 sq ft



### ADDRESS

1A Rosehill Street  
Hampton  
TW12 2AB

### DESCRIPTION

#### **Self contained office building for sale**

The building is located on Rosehill Street and is close to the centre of Hampton. Hampton Hill railway station is within short walking distance providing services into London Waterloo and Shepperton. The area is served by numerous bus routes. The property is the commercial part of a new development of town houses and has been finished to a part shell condition. The building is of brick construction and arranged over ground and two upper floors with secured parking. The accommodation could be divided into two self-contained units or let on a floor by floor basis.

Dated: 04/04/2025



## SPECIFICATION

Double glazed windows

Passenger lift

Carpeted stairs

Plasterboard ceilings

Block wall

The vendor would consider completing the building to include the following at a price to be agreed.

Plastered painted walls & ceilings

LED lighting

Toilets & shower

Air conditioning or just central heating

Reception area

Three compartment trunking, underfloor trunking



<b>Tenure</b>	The property is available freehold
<b>Price</b>	£800,000
<b>Service Charge</b>	N/A
<b>Rates</b>	To be assessed
<b>Size</b>	Ground floor 1,099 sq ft. 1st Floor 925 sq ft. 2nd floor 816 sq ft. Total 2,840 sq ft

## CONTACT

**Niall Christian**

BSc MRICS

**T** 0208 332 4591

**M** 0778 0678 684

**E** niall.christian@michaelrogers.co.uk

**Joshua Thompson**

Trainee Surveyor

**T** 0208 332 4594

**M** 07701 086242

**E** joshua.thompson@michaelrogers.co.uk

Dated: 04/04/2025

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ