

**1A Rosehill Street  
Hampton  
TW12 2AB**



**SELF CONTAINED OFFICE BUILDING  
FOR SALE OR TO LET**

**2,840 sq. ft (263.83 sq. m) approx.**

**020 8332 7788**

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

The building is located on Rosehill Street overlooking Hampton Village Green to the rear and is close to the centre of Hampton which benefits from numerous shops including Little Waitrose.

Hampton Hill Railway Station is a few minutes' walk providing train services to London Waterloo and Shepperton. The area is also served by numerous bus routes.

**Description:**

The property is the commercial part of a new development of town houses all finished to a high specification. The building is of brick construction and is arranged over ground and two upper floors with gated secure parking to the front for at least six cars. The property could be divided into two self-contained units or let on a floor-by-floor basis.

The building has been finished to a part shell condition which includes the following:

- Doubled glazed windows.
- Passenger lift.
- Carpeted stairs.
- Plaster board ceilings.
- Block wall.

The available accommodation has the following approximate net internal floor area:

Floor	Sq. Ft	Sq. M
Ground Floor	1,099	102.08
First Floor	925	85.94
Second Floor	816	75.81
<b>Total</b>	<b>2,840</b>	<b>263.83</b>

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

- Plastered painted walls and ceilings.
- LED lights.
- Toilets.
- Shower.
- Air conditioning or just central heating.
- Carpeting, floor covering.
- Blinds.
- Reception area.
- Three compartment trunking, under floor trunking.



**Use:**

Commercial use E.

**Terms:**

The property is available freehold.

**Energy Performance Certificate:**

Upon application.

**Rates:**

Awaiting valuation. Applicants are advised to make their own enquiries with the Valuation Office Agency.

**Price:**

£800,000.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Anti Money Laundering**

Due to recent changes in money laundering regulation, it is now standard procedure to undertake a personal and company and general AML checks.

Please note that this is taken up landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

**Viewing:**

Strictly by appointment with sole agents Michael Rogers LLP:

Niall Christian

Tel: 020 8332 7788

Email: [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Joshua Thompson

Tel: 0759 910 7005

Email: [joshua.thompson@michaelrogers.co.uk](mailto:joshua.thompson@michaelrogers.co.uk)

Subject to Contract July 2024

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