

**TO LET – INDUSTRIAL / STORAGE UNIT WITH CAR PARKING IN HAMPTON**



**Unit 12, The Longford Estate**

44-46 Uxbridge Road, Hampton, Richmond, Surrey, TW12 3AD

**445 sq. ft.**

**(41.3 sq. m.)**





## Location

Longford Industrial Estate is situated off Uxbridge Road, Hampton in the London Borough of Richmond. It is West of Central London (approximately 12.5 miles to the East) and South of Heathrow Airport (approximately 5.5 miles to the North). The site borders onto the Longford River, which provides an attractive setting.

Hampton is an established neighbourhood location in Richmond Upon Thames. The nearby centre of Hampton offers a range of local amenities including cafes, supermarkets and various restaurants and public houses situated approximately 0.9 miles South of the subject property.

Hampton and Fulwell British Rail Stations are within walking distance, providing rail links to Central London. There is a bus stop situated near the entrance of the site, serviced by the 285 buss which provides services to the surrounding area.

This property benefits from good access to the A613 Twickenham Road / Country Way leading to the M3 and M25 motorways and has access to public open space including Bushey Park, Hampton Common, Hampton Court Park, and Richmond Park all within 5 miles of the property.

Uxbridge Road (A312) is directly off Twickenham Road / Country Way Road (A316), which provides direct access to Twickenham, Sunbury-on-Thames, Richmond, and the M3 motorway.

1	M25 - Junction 13 - Staines	8.8 miles
2	Heathrow Airport	5.2 miles
3	M3 - Junction 1 – Sunbury-on-Thames	3.4 miles
4	Hampton station	0.8 miles
5	Longford Industrial Estate	-
6	Fulwell Station	1.2 miles
7	Twickenham Stadium	3.6 miles
8	Hampton Court Palace	1.9 miles
9	Kingston Upon Thames	3.9 miles
10	Richmond Park	4.9 miles



Hampton (British Mainline)	0.8 miles
Fulwell (British Mainline)	1.2 miles
Teddington (British Mainline)	1.8 miles
Hampton Court (British Mainline)	2.1 miles
Strawberry Hill (British Mainline)	2.1 miles

# Unit 12, Longford Industrial Estate, 44-46 Uxbridge Road, Hampton, Richmond, Surrey, TW12 3AD

## The Property

Unit 12 comprises a ground floor industrial / storage unit with car parking.

The property benefits from a loading door to the front and a separate pedestrian entrance.

## Accommodation

The approximate gross internal floor area is as follows:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	445	41.3



## Amenities

The property benefits from the following amenities:

- **Double metal loading door (H: 2.6m x W: 3.3m)**
- **Separate pedestrian entrance**
- **Strip lighting**
- **Single phase power**
- **2 car parking spaces/ loading area**
- **Located close to local amenities and transport links**



## Terms

A new FRI lease is available for a term to be agreed.

## Rent

**£13,200 + VAT per annum exclusive.**

## Outgoings

The rental is exclusive of business rates, building insurance, service charge, utilities, telecoms and all other outgoings.

## Business Rates

All applicants must make their own enquiries through the London Borough of Richmond billing authority.

Further details are available from the agents.

## VAT

VAT is applicable.

## Use

Light industrial / storage.

## Legal Costs

Each party to bear their own legal costs.



## EPCs

An EPC have been commissioned. Further details available from the agents.

## Viewing

Through prior arrangement with sole agent Vokins.

### Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. June 2023.

### Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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