

VACANT FREEHOLD INDUSTRIAL BUILDING IN SOUTH-WEST LONDON

VICARAGE ROAD, HAMPTON WICK KT1 4EB



ESTATE OFFICE

PROPERTY CONSULTANTS

SNELLER
COMMERCIAL

CHARTERED SURVEYORS



THE BENTALL CENTRE

RIVER THAMES

JOHN LEWIS

KINGSTON BRIDGE

BUSHY PARK

SUBJECT PROPERTY

HIGH STREET

HAMPTON WICK STATION

UPPER TEDDINGTON ROAD

EXECUTIVE SUMMARY

- Vacant freehold industrial building.
- 1,166.30 sq.m. (12,554 sq.ft.) GIA.
- 0.38 acre site.
- Established use for Open Class E Commercial Business and Service Uses.
- The property has an Estimated Rental Value of £190,000 per annum (£15 per sq ft).
- Situated in the affluent area of Hampton Wick in the London Borough of Richmond Upon Thames.
- Hampton Wick Station and the High Street are situated a 1-minute walk to the subject property.

PROPOSAL

Offers invited in the region of £2,500,000 (Two Million Five Hundred Thousand Pounds) subject to contract and exclusive of VAT reflecting a Capital Value of £199 psf.





LOCATION

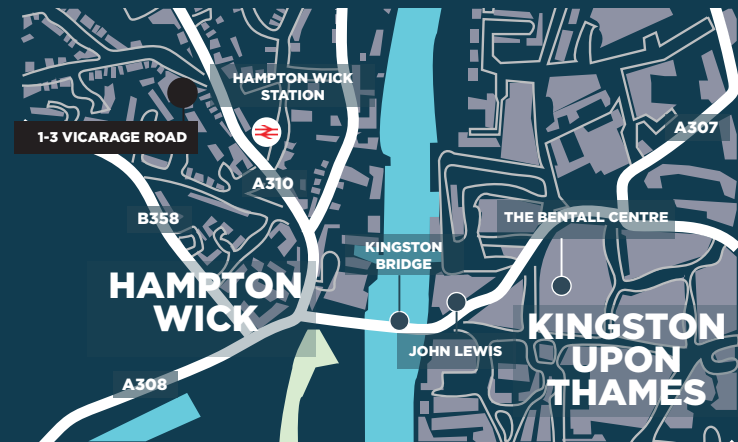


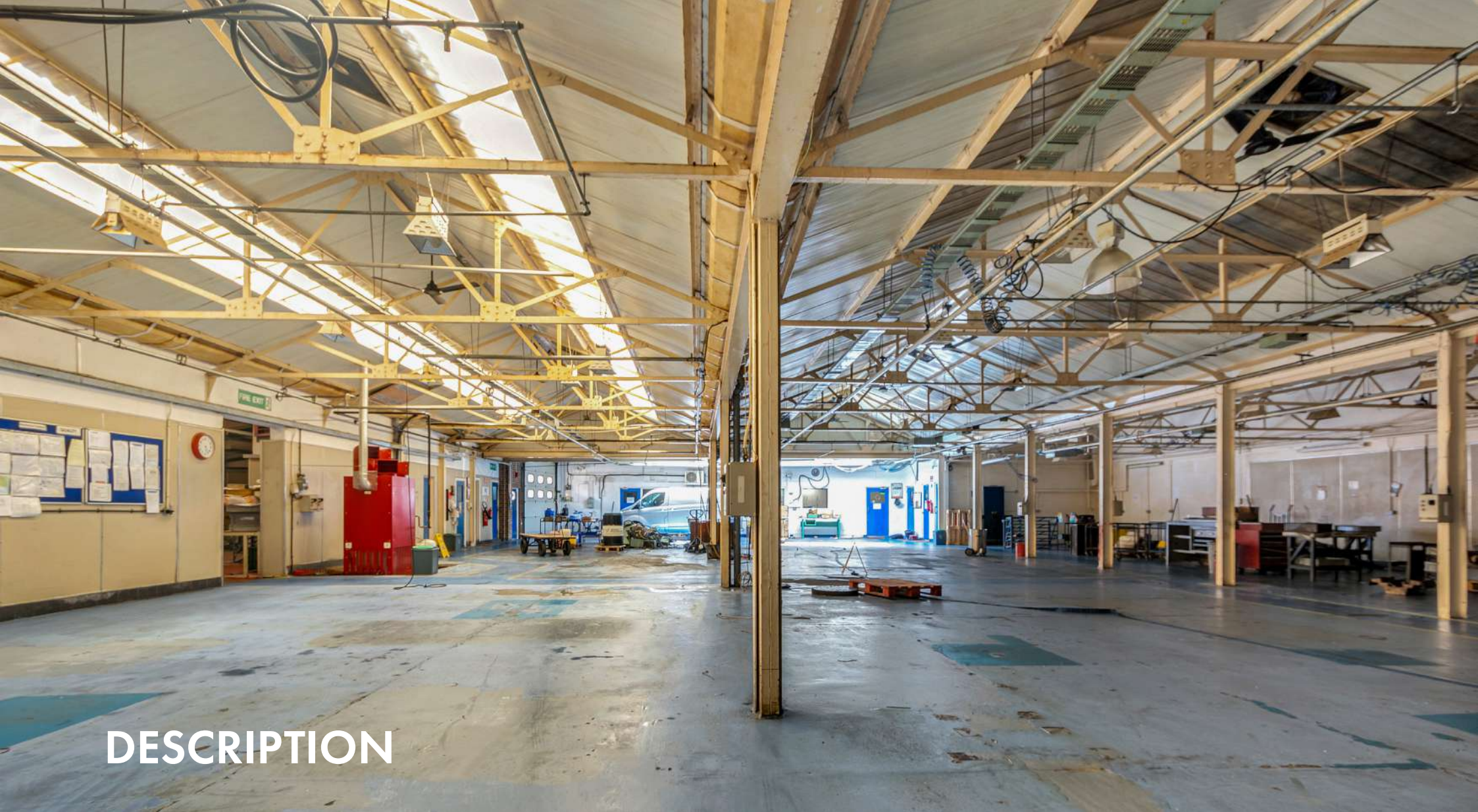
The property is situated in Hampton Wick, an affluent location in the London Borough of Richmond Upon Thames.

It is within a minute's walk of Hampton Wick Station and a few minutes from the amenities in the High Street. The Bentall Centre and John Lewis on the opposite side of the river in Kingston upon Thames are within 10 minutes walking distance of the property.

[Click here to view Google Maps](#)

Hampton Wick Railway Station has a direct service to London Waterloo (33 minutes). Road communications are good with the M3 and M4 motorways approximately 5 and 6 miles to the West and North respectively.





DESCRIPTION

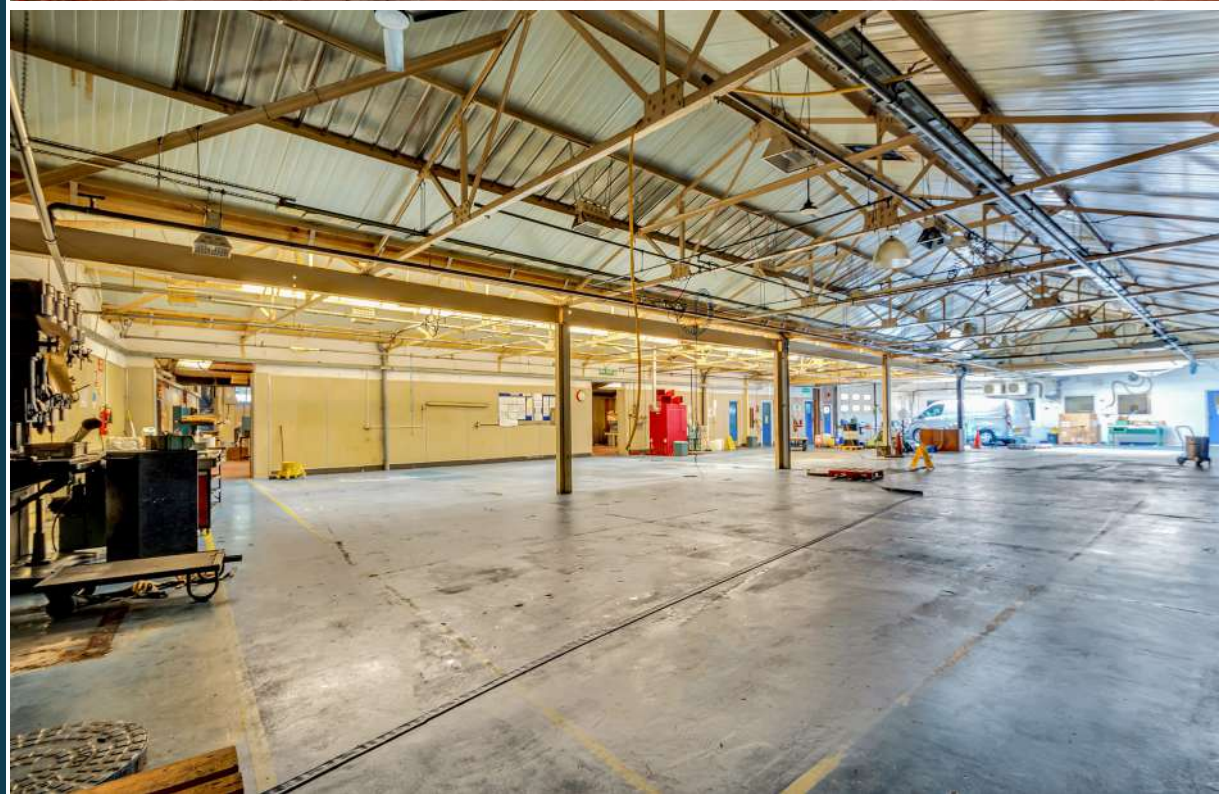
The building comprises a light industrial building of 12,554 sq.ft. including a two-storey office building of load bearing cavity wall construction with internal concrete floors with a flat roof over. This links directly into the main factory area which is a single storey building built in 2 phases and constructed of load bearing solid masonry walls with a double pitched profiled metal sheet roof over. The ground floor is of cast concrete construction with a painted finish. There are 2 roller shutter doors. The unit is arranged around a secured central yard area and benefits from 6 car spaces. The site area is 0.38 acres.

ACCOMMODATION

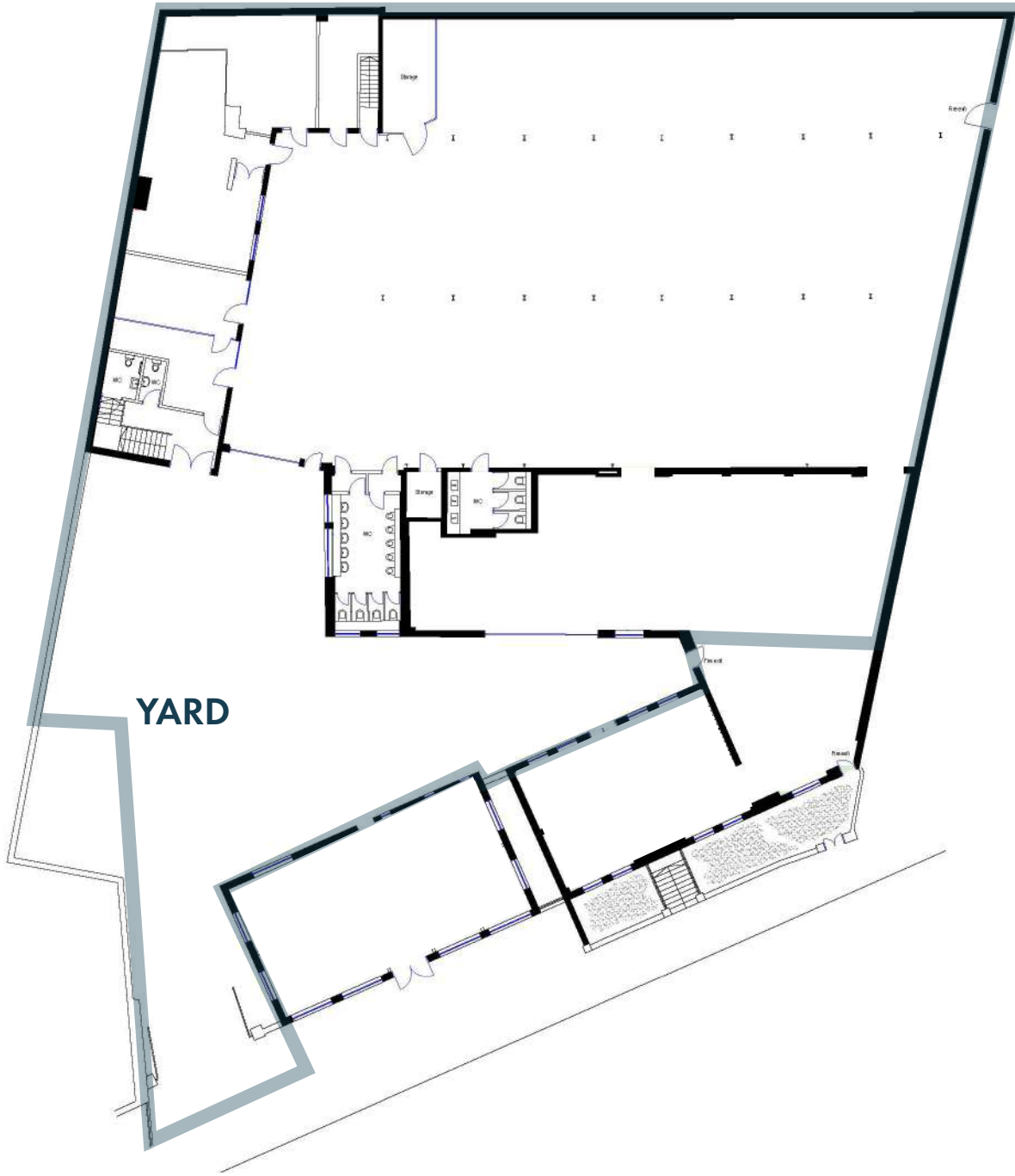
The building comprises 1,166.30 sq.m. (12,554 sq.ft.) GIA arranged as follows:

BUILDING	ACCOMMODATION	SQ. M	SQ. FT
INDUSTRIAL	GROUND OFFICE	141.30	1,521
	FIRST OFFICE	141.20	1,520
		282.50	3,041
	GROUND WAREHOUSE	647.80	6,973
	GROUND WAREHOUSE	236.00	2,540
		883.80	9,513
	TOTAL GIA	1,166.30	12,554

A measured survey is available within the Data Site.



GROUND FLOOR



FIRST FLOOR



TENURE

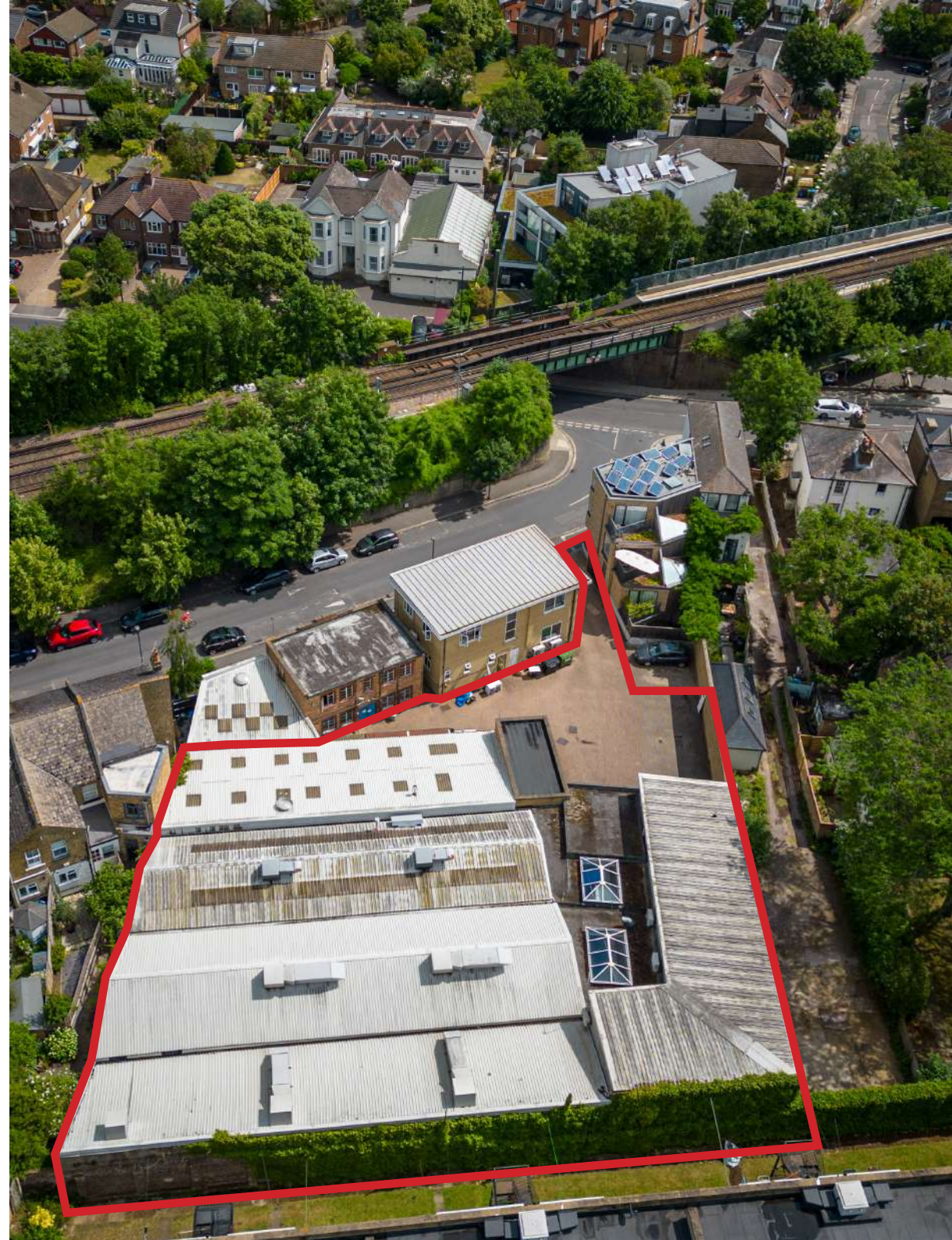
Freehold. The property is offered with full vacant possession.



PLANNING

The property is situated within the London Borough of Richmond. It is not within a conservation area. It is subject to an Article 4 Direction.

The property benefits from a Certificate of Lawful Use or Development for use as Class E Commercial Business and Service Uses including nursery, educational, place of worship, storage plus potential for other uses including residential and or mixed-use subject to the necessary consents.





EPC

Energy Performance Certificate (EPC) is available upon request.

VAT

The property is not VAT registered.

AML REQUIREMENTS

Prospective purchasers will be required to provide the appropriate information to satisfy current AML regulations when Heads of Terms are agreed.

DATA SITE

Data site access is available upon request.
Information includes:

- Title Documentation
- Measured Survey
- Environmental Report
- EPC
- CAD Drawings
- Certificate of Lawful Use or Development

FURTHER INFORMATION

The property is available by way of sale and to let for £190,000 per annum (£15 per sq ft).

PROPOSAL

Offers invited in the region of £2,500,000 (Two Million Five Hundred Thousand Pounds) subject to contract and exclusive of VAT reflecting a Capital Value of £199 psf.

CONTACT US

For further information or to arrange a viewing,
please contact:



1 Finchley Road,
St John's Wood,
London
NW8 9TT

MATTHEW ROGOSNITZKY

+44 (0)2072 668 500
+44 (0)7837 596 220
m.rogosnitzky@estate-office.com

BENJAMIN STILES

+44(0)20 7266 8537
+44(0)7481 479 521
b.stiles@estate-office.com

CHAIM AZIZ

+44 (0)20 7266 8510
+44 (0)7970 824 292
c.aziz@estate-office.com



74 Bond Street,
Teddington,
Middlesex
TW1 8QT

SCOTT HELYER MRICS

+44 (0)2089 772 204
+44 (0)7808 479 345
scott@snellers.com

Misrepresentation Act 1967

The Estate Office and John Miles & Company (Investments Surveyors) Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Estate Office or John Miles & Company (Investment Surveyors) Ltd has any authority to make or give any representation or warranty whatever in relation to this property. July 2024.

