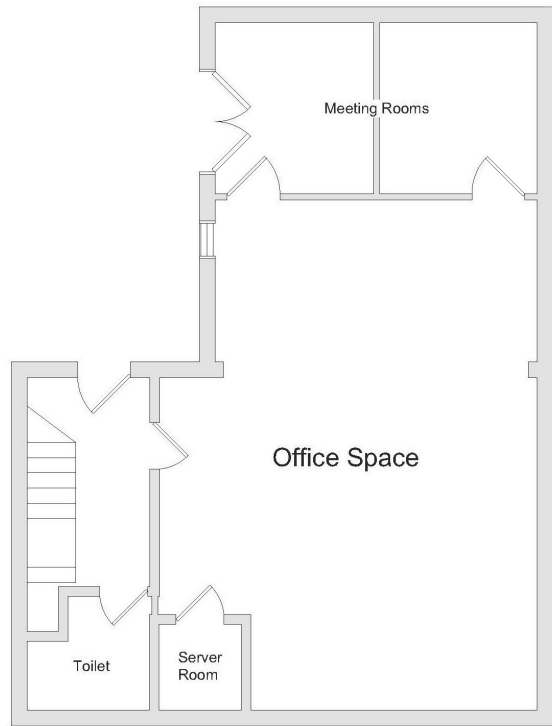


MODERN SELF-CONTAINED OFFICE BUILDING **FOR SALE FREEHOLD/TO LET** WITH PARKING

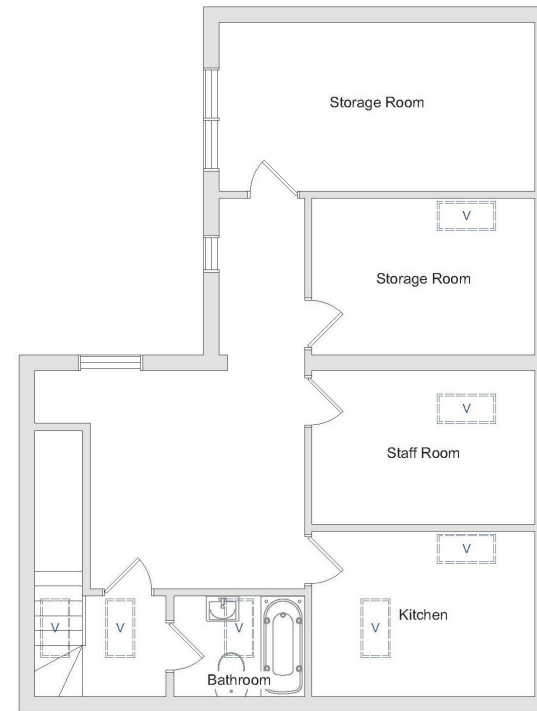
1,390 SQ FT (129.1 SQ M) APPROX



2 ST JOHNS MEWS, 13 ST JOHNS ROAD, HAMPTON WICK, KT1 4AN



Ground Floor Plan



First Floor Plan

LOCATION

St. John's Mews is situated off St John's Road close to the junction of Church Road and Hampton Court Road. Strategically situated within easy reach of Junction 1 of the M3 motorway, which provides a direct link to central London, the main motorway networks as well as Heathrow and Gatwick international airports.

There are good amenities nearby including local shops pubs and a hotel. Hampton Wick railway station is only a 4 minute walk away, which provides a regular rail service to London Waterloo and Richmond. Kingston town centre is also within a short walk or train ride offering an excellent range of shopping, restaurant and leisure facilities. Bushy Park is also only 200 yards away.

DESCRIPTION

The property comprises an attractive two storey mid terrace office building constructed in approximately 2002 with yellow stock brick elevations under a pitched tiled roof with double glazed timber framed windows and doors. The building is set in an attractive Courtyard of similar style offices.

The ground floor is predominantly open plan with two glass partitioned offices and a toilet. There are double external doors into this area.

The first floor has a fully fitted bathroom with bath and shower attachment, low flush WC and hand basin.

There is also a kitchen and 3 separate partitioned offices all with cooling/heating cassettes which have been installed in the last two years.

AMENITIES

- ◆ Suspended Ceilings
- ◆ Recessed LED Lighting
- ◆ Comfort Cooling/Heating Cassettes
- ◆ Ground Floor Toilet
- ◆ First Floor Fitted Bathroom
- ◆ Kitchen (First Floor)
- ◆ 3 Compartment UPVC Perimeter Trunking
- ◆ Double Glazed Timber Framed Windows
- ◆ Wood Laminate Flooring
- ◆ 1 onsite parking space

ACCOMMODATION

The building comprises the following net internal floor areas

FLOOR	SQ FT	SQ M
First	700	65
Ground	690	64.1
Total	1,390	129.1

TENURE

The building is available for sale freehold with full vacant possession.

PRICE £575,000

Alternatively our client is prepared to grant a new full repairing lease for a term to be agreed.

RENT £37,530 per annum exclusive

EPC
Rating B (28)

VAT
The building is elected for VAT

ANTI-MONEY LAUNDERING

To comply with statutory Anti Money Laundering regulations, Cattaneo Commercial Ltd undertake standard, personal and Company AML checks on successful Purchasers and Vendors and any other entity that has an interest in the property.

VIEWING: Strictly by appointment through sole agents:

ANDY ARMIGER
020 8546 2166
andy@cattaneo-commercial.co.uk

TIM WILKINSON
020 8546 2166
tim@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL LTD
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk

**MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991**

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.