

TO LET | MODERN INDUSTRIAL/PRODUCTION UNIT

3,815 sq ft (354.41 sq m) OFFICES & WAREHOUSE

UNIT 8 KEMPTON GATE, OLDFIELD ROAD, HAMPTON TW12 2AF.



- Fully refurbished
- First floor offices
- Covered loading bay
- Minimum 6m eaves height
- Allocated parking spaces
- Close to BR station

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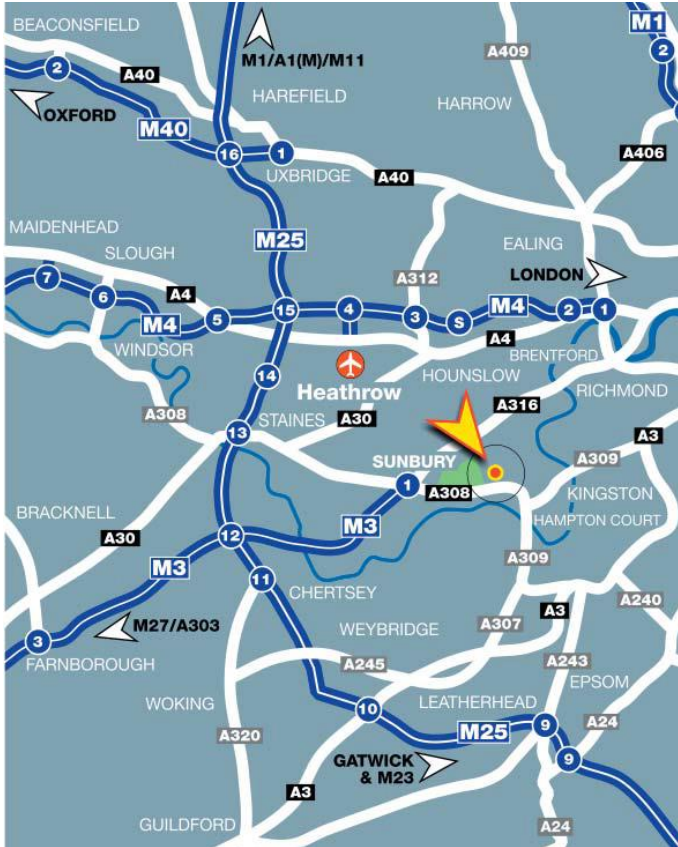
COMMERCIAL PROPERTY CONSULTANTS

Location

Kempton Gate is located in Oldfield Road, off the A308 which runs between Junction 1 of the M3 at Sunbury in the West and Kingston and the A3 to the East.

The site is immediately adjacent to Kempton Park Racecourse.

Junction 1 of the M3 is 2 miles, Hampton mainline station 0.5 miles, Heathrow Airport 5 miles, M25 Junction 12, 8 miles and Central London is 12 miles from Kempton Gate.



Description

Kempton Gate was constructed in 2008 and is a very successful and popular development.

The site provides a total of 17 business units ranging in size from 2,620 sq ft (244 sq m) up to 9,205 sq ft (855 sq m).

Unit 8 is an end of terrace unit totalling 3,815 sq ft and is constructed from a steel portal frame with metal cladding elevations and incorporates offices at the first floor level.

Amenities

- First floor offices
- Heat pump VRF system
- Perimeter trunking
- LED lighting throughout
- PV panels to the roof
- Three phase power
- Minimum 6m clear eaves height
- Electrically operated loading door
- Covered loading bay
- WC
- EPC – A

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Viewing

Strictly by appointment only.

Contact

Simon Cressey
simonc@desouza.co.uk

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For more information or to arrange a viewing contact:

Simon Cressey

E: simonc@desouza.co.uk

T: 020 8707 3030

M: 07939 129427

Heathrow Office: 2 Maple Grove Business Centre, Lawrence Road, Hounslow, Heathrow TW4 6DR

www.desouza.co.uk

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