

KEMPTON GATE UNIT 16

OLDFIELD ROAD
HAMPTON TW12 2AF

A development of
Industrial/Warehouse Units

UNIT 16 - TO LET
2,725 sq ft (253 sq m)

connected adaptable spacious modern



KEMPTON GATE UNIT 16



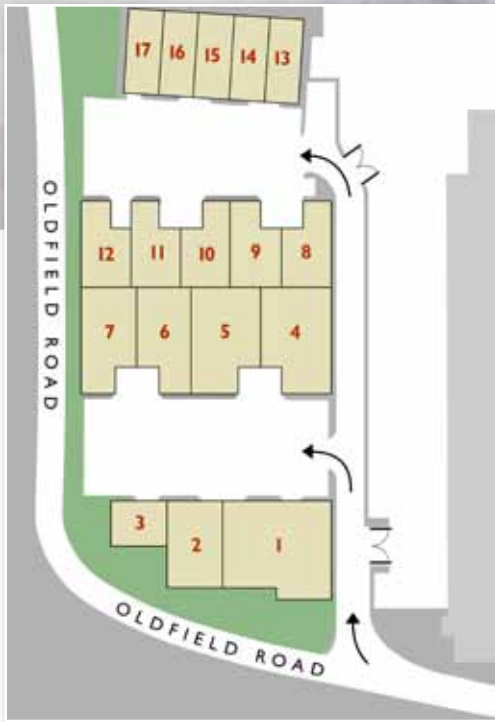
DESCRIPTION

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 16 (2,725 sq ft) is currently available and is constructed from a steel portal frame and incorporates a first floor which can be utilised as additional storage space, or provide integral office accommodation.

Please be advised - photographs portray the Kempton Gate development as a whole and are not specific to Unit 16.





ACCOMMODATION

Unit	Sq Ft	Sq M
1	9,205	855
2	3,570	331
3	2,620	244
4	6,510	605
5	6,400	595
6	4,835	449
7	4,945	460
8	3,815	354
9	3,715	345
10	3,715	345
11	3,735	347
12	3,815	354
13	2,815	262
14	2,725	253
15	2,725	253
16	2,725	253
17	2,815	262



AMENITIES

- 30 kn/sq m floor loading
- Minimum 6m clear height
 - 3 phase electricity
- Electrically operated loading doors
- First floor level for office or storage use
 - On site car parking
 - Easy vehicular access

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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, via the A316.

A local Waitrose store is a short walk from the site.

Unit 16 is available To Let on flexible and competitive terms. Contact the joint agents to arrange a viewing or to discuss your particular requirements.

www.kemptongate.co.uk



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