

Our ref: AAWellington House

**SUBJECT TO CONTRACT**

DATE AS POSTMARK

Dear Sir/Madam,

**WELLINGTON HOUSE, 209-217 HIGH STREET, HAMPTON HILL**

Following the successful letting of the ground floor, we can now offer the following office accommodation within this superb air-conditioned office building.

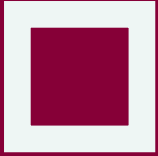
FLOOR	SUITE	USE	SQ FT	SQ M
First	1	Office	900	83
First	2	Office	1,300	121
First	3	Office	1,600	148.6
Ground (left rear)	4	Office	312	29
<b>Total approx</b>			<b>4,112</b>	<b>382</b>

The accommodation is available on flexible sub leases for a term to be agreed at an annual rent of £19.50 per sq ft per annum exclusive.

For further information please do not hesitate to contact Andrew Armiger of Cattaneo Commercial on 020 8546 2166 or our Joint Agents Martin Campbell.

Yours faithfully

Andrew Armiger  
**Cattaneo Commercial**  
Enc.



NEWLY REFURBISHED HIGH SPECIFICATION  
OFFICE SUITES WITH 12 CAR SPACES TO LET

312 – 5,257 SQFT (29 - 488 SQM) APPROX

# WELLINGTON HOUSE

209-217 HIGH STREET  
HAMPTON HILL MIDDX TW12 1NP



# WELLINGTON HOUSE

209-217 HIGH STREET HAMPTON HILL MIDDX TW12 1NP

## REFURBISHED OPEN PLAN OFFICES

- FULL AIR CONDITIONING.
- SUSPENDED CEILINGS WITH RECESSED CATEGORY II LIGHTING.
- FULL ACCESS RAISED FLOORS.
- FITTED CARPETING THROUGHOUT.
- IMPRESSIVE ENTRANCE / RECEPTION AREA.
- PASSENGER LIFT.
- MALE, FEMALE & DISABLED WCS.
- UP TO 12 ON-SITE CAR PARKING SPACES.

## FLEXIBLE SIZE

Anything from 312 sq ft to 5,257 sq ft

## FLEXIBLE TERMS

New flexible underleases available

### ACCOMMODATION

First Floor	3,801sq ft	353.10 sq m
Ground Floor (left rear)	312 sq ft	29.00 sq m
Ground Floor (right)	1,144 sq ft	106.3 sq m
<b>Total</b>	<b>5,257 sq ft</b>	<b>488 sq m</b>



Conditions under which particulars are issued 1. Cattaneo Commercial and Martin Campbell Commercial for themselves and for the vendor of this property, whose agents they are give notice that these particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to this property are to be relied on as statement, or representations of fact. 3. Any intending occupier must satisfy themselves by inspection or otherwise as to the correctness of each of these statements contained in these particulars. 4. The vendor does not make or give, and neither Cattaneo Commercial, Martin Campbell Commercial nor any person in their employment has any authority to make or give, any representations or warranty whatsoever in relation to this property. February 2009

