

TO LET

25.3 SQ. M (274 SQ. FT) APPROX.

FIRST FLOOR, 21 HIGH STREET, TEDDINGTON TW11 8EU

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **SELF CONTAINED FIRST FLOOR OFFICE**
- **HIGH STREET ACCESS**
- **GOOD DECORATIVE ORDER**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The premises are located in a prime position on Teddington High Street, an affluent London suburb which boasts attractive amenities such as the River Thames and Bushy Park.

This vibrant High Street boasts a number of successful independent businesses and multiple operators, as well as a variety of established pubs and restaurants such as Pizza Express and Nandos.

DESCRIPTION

There is independent access from the front of the property to office accommodation on the first floor laid out as 3 inter-connected offices, kitchenette and WC. The offices benefit from being fully carpeted with gas central heating and UPVC windows.

ACCOMMODATION

The offices have a total approximate net internal floor area of:-

25.3 sq. m (274 sq.ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£6,500 per annum

BUSINESS RATES

Business rates will be charged pro rata with further details upon request.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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