

# TO LET

78.9 sq. m (850 sq. ft) approx. GIA

**TEDDINGTON BUSINESS PARK, STATION ROAD, TEDDINGTON TW11 9BQ**

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **SELF CONTAINED OFFICE**
- **BUSINESS PARK WITHIN THE TOWN CENTRE**
- **2/3 PARKING SPACES**
- **AVAILABLE ON A NEW LEASE**
- **REDUCED RENT UNTIL MARCH 2019**

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.

# TEDDINGTON BUSINESS PARK, TW11 9BQ

## LOCATION

The property is located on a modern business park developed in the mid 1980's, immediately adjacent to Teddington main line British Rail station, which provides regular services to London Waterloo.

Teddington provides all the conveniences for the small business as well as a good selection of local pubs, cafes and restaurants.

## DESCRIPTION

A modern end of terrace business unit providing good quality accommodation on ground and first floors.

The first floor benefits from an attractive exposed ceiling void and amenities include carpeting, comfort cooling, suspended diffused lighting, perimeter trunking, and network cabling.

There is a ground floor WC and kitchenette.

There is parking for 2/3 cars at the front and side of the building.

## ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Ground Floor	38.4 sq. m	414 sq. ft
First Floor	40.5 sq. m	436 sq. ft
<b>TOTAL</b>	<b>78.9 sq. m</b>	<b>850 sq. ft</b>

## TENURE

Available either by way of an assignment of our clients existing lease expiring March 2019 or on a new lease for a term by arrangement.

## RENT

Further details upon request.

## BUSINESS RATES

2017 Rateable Value: £12,500.

Tenants who occupy a single property and qualify for Small Business Rates Relief will pay annual rates in the region of £1,000.

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: D78

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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NB: Please be advised that this firm has a personal interest in this transaction.

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

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