

GRADE A OFFICES TO LET

334.42 SQ. M (3,600 SQ. FT) Approx.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

5th FLOOR, HARLEQUIN HOUSE, TEDDINGTON TW11 8EE



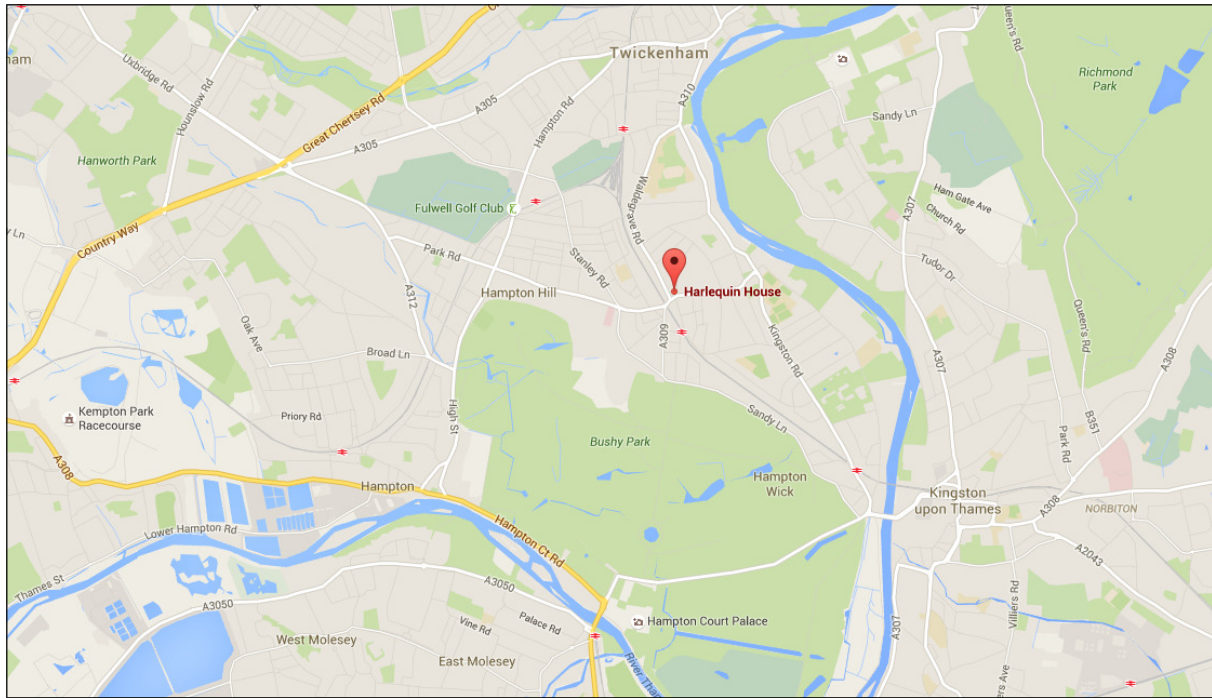
Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FULLY REFURBISHED GRADE A OFFICES**
- **ENTIRE TOP FLOOR**
- **TOWN CENTRE LOCATION**
- **7 PARKING SPACES**
- **AIR CONDITIONING**

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

Harlequin House is prominently situated in Teddington Town Centre, close to the junction with Waldegrave Road. Teddington is approximately 12 miles to the south west of central London and approximately 5 miles from Junction 1 of the M3 which provides access to the M25 and motorway network.

The location is well served by Broad Street and High Street retail outlets including M&S Food and Tesco Metro with numerous restaurants, cafes and pubs. Bushy Park and attractive stretches of the River Thames at Teddington Lock are nearby.

A Travelodge Hotel is situated opposite the building and Teddington railway station is within approximately 400 metres providing regular services to London Waterloo with a journey time from 35 minutes. Heathrow Airport is approximately 9 miles from the property.

DESCRIPTION

Harlequin House is a prominent 6 storey office building in the centre of Teddington. The available offices cover the entire top floor of the building and have been fully refurbished to include new carpeting, lighting, ceilings, redecoration and new male and female WCs.

The entrance reception has also recently been refurbished and overlooks an attractive landscaped parkland area.

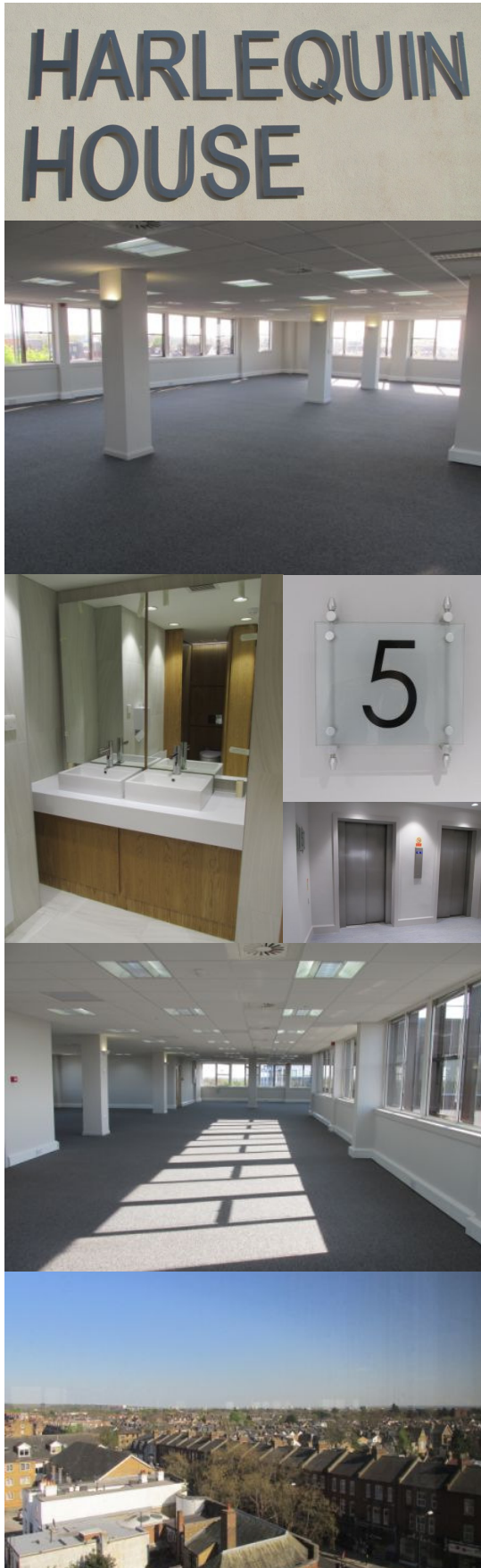
Amenities include the following:

- Air conditioning
- Suspended ceilings
- Perimeter trunking
- 2 x 8 person passenger lifts
- Male, Female and disabled WC
- Shower
- Manned reception
- Entry phone system
- 7 car parking spaces to the rear

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

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ACCOMMODATION

The 5th floor of the property has the following approximate IPMS 3 floor areas:

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LEASE TERMS

The 5th floor is available on a new FR&I lease direct from the landlord for a term by arrangement.

RENT

Upon application.

VAT

The property is elected for VAT.

BUSINESS RATES

2010 Rateable Value: £59,000

EPC

Energy Rating: D 86

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com

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