

TO LET

79.6 SQ. M (857 SQ. FT) approx.

7 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

- **TWO STOREY BUSINESS UNIT**
- **TOWN CENTRE LOCATION**
- **2/3 CAR PARKING SPACES**
- **DOUBLE DOORS WITH LOADING AREA**
- **AVAILABLE ON A NEW LEASE**

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 on an attractive modern business park developed in the mid 1980's immediately adjacent to Teddington British Rail station, which provides regular services to London Waterloo via Richmond and Kingston. Access to the A316 is approximately 2½ miles providing connection to the M3 and M25 motorways.

Teddington benefits from a thriving local business community with a range of retailers, cafes, restaurants and public houses within the town centre.

DESCRIPTION

The property comprises a semi-detached business unit with light industrial/storage on the ground floor and first floor offices.

The ground floor has double loading doors and WC.

There is a loading/parking area to the side of the property as well as the ability to park 1/2 cars at the front of the property.

ACCOMMODATION

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

Ground Floor	38.4 sq. m	414 sq. ft
First Floor	41.2 sq. m	443 sq. ft
TOTAL	79.6 sq. m	857 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£18,000 per annum

BUSINESS RATES

2017 Rateable Value: £15,000

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

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

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