

FOR SALE/TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

112.7 sq. m (1213 sq. ft) - 229 sq. m (2465 sq. ft) approx.

WIZARD HOUSE, CAMBRIDGE ROAD, TEDDINGTON TW11 8DR



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **DETACHED OFFICE BUILDING IN GATED DEVELOPMENT**
- **TOWN CENTRE LOCATION**
- **2 PARKING SPACES**
- **POTENTIAL FOR ALTERNATIVE USES (STP)**

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.

WIZARD HOUSE, CAMBRIDGE ROAD, TEDDINGTON

LOCATION

The property is located in Cambridge Road just off the High Street in Teddington, an affluent west London suburb offering desirable local amenities such as the River Thames and Bushy Park. This thriving High Street has a number of well known retailers, restaurants and cafes including Starbucks, Marks & Spencer Food, Waterstones, Pizza Express and Cote.

Teddington Railway Station is approximately 1/2 of a mile away, with regular services to London Waterloo via Richmond and Kingston.

For road communications the A316 is approximately 2.4 miles to the north of the property providing access to the M3, M4, M25 and national motorway network.

A number of bus routes serve the High Street with direct routes to Kingston, Richmond and Heathrow.

DESCRIPTION

Built in the early 1960's the property was extended at first floor level in 2000 to provide high specification office accommodation.

The ground floor benefits from double entrance doors and has most recently been used for storage and light industrial but can be fitted to a full office specification. The first floor comprises open plan office accommodation with one glass partitioned office.

USE

The property is currently B1 (Office) Use but there may be potential for alternative uses (subject to planning).

ACCOMMODATION

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

Ground Floor	112.7 sq. m	1213 sq. ft
First Floor	116.3 sq. m	1252 sq. ft
Total	229.0 sq. m	2465 sq. ft

Letting in part will be considered.

AMENITIES

- Gated development
- 2 parking spaces
- Double glazing
- Perimeter trunking
- Recessed lighting
- Gas central heating
- 3 phase electricity
- Ground floor male & female WC's
- Intruder & fire alarm

TENURE

Available on a new lease for a term by arrangement.

Alternatively a sale of the Freehold will be considered.

RENT AND PRICE

Further details on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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