

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

206 SQ. M (2216 SQ. FT) - 416.6 SQ. M (4482 SQ. FT)

43—45 BROAD STREET, TEDDINGTON, MIDDLESEX TW11 8QZ



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

- **FIRST AND SECOND FLOOR OFFICES**
- **TOWN CENTRE WITH PARKING**
- **AVAILABLE AS A WHOLE OR ON A FLOOR BY FLOOR BASIS**
- **ATTRACTIVE GLASS PARTITIONS**

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 Broad Street, in the heart of the busy commercial centre of Teddington. The town provides a wide variety of multiple and specialist shopping facilities together with a range of restaurants and bars and Barclays Bank.

Teddington Railway station is approximately a third of a mile away providing services direct to London Waterloo via Kingston and Richmond. The A316 is approximately 2.5 miles away providing access to the M3, M25 and motorway network.

DESCRIPTION

The accommodation provides two floors of offices over first and second floors.

Both floors provide a mixture of open plan areas and partitioned offices. There is also a kitchen and male and female WC's on each floor as well as a shower on the first floor.

AMENITIES

- Central Heating
- Carpeting
- Suspended ceiling
- Recessed lighting
- Attractive glass partitions
- Comfort cooling units
- Ample parking available on Licence

ACCOMMODATION

The offices have the following approximate net internal floor areas:-

First Floor	205.9 sq. m	2216 sq. ft
Second Floor	210.6 sq. m	2266 sq. ft
TOTAL	416.5 SQ. M	4482 SQ. FT

TENURE

The offices can be let on a floor by floor basis or as whole on a new lease for a term by arrangement.

RENT

On application.

Up to 23 parking spaces are available on a separate annual licence arrangement.

BUSINESS RATES

2017 Rateable Value: £69,000

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 and Matt Walters
Sneller Commercial
020 8977 2204
sharon@snellers.com
matt@snellers.com

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

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