

TOWN CENTRE OFFICES
TO LET

**HARLEQUIN HOUSE, 7 HIGH ST
TEDDINGTON, TW11 8EE**

3,495 SQ FT (324.64 SQ M)

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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

020 8977 2204

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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 journey times from 35 minutes. Heathrow Airport is approximately 9 miles from the property.

DESCRIPTION

The property comprises the entire second floor of this impressive six storey office building, providing flexible open plan office accommodation.

The property will be refurbished to provide fully open plan space to include new carpeting and redecoration throughout. There are male and female toilets, as well as showers and a disabled WC on the second floor.

There is a car park to the rear of the property providing secure designated parking spaces.



AMENITIES

- Air conditioning
- Suspended ceilings
- Perimeter trunking
- 2 x 8 person passenger lifts
- Male, female and disabled WC's
- Shower
- Reception
- Entry phone system
- Car parking to the rear
- Bicycle racks
- CCTV System

ACCOMMODATION

The offices have the following approximate net internal floor area:

3,495 SQ FT (324.64 SQ M)

TENURE

The offices are offered by way of a new FRI lease directly from the landlord.

RENT

Upon application.

BUSINESS RATES

The 2017 Rateable Value for the offices is:

£53,000

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

ENERGY PERFORMANCE RATING

Energy Rating: D86

SERVICE CHARGE

Upon application.





VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
SNELLER COMMERCIAL
020 8977 2204
matt@snellers.com