

TO LET

38.7 sq. m (417 sq. ft) approx.

15 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

- **GROUND FLOOR STORAGE WITHIN SHARED BUSINESS UNIT**
- **ALL INCLUSIVE TERMS**
- **FLEXIBLE SHORT TERM CONTRACT**
- **1 PARKING SPACE**

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.

15 TEDDINGTON BUSINESS PARK, TW11 9BQ

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 premises comprise the ground floor of a terraced business unit with roller shutter loading door and parking/loading for one vehicle.

The property benefits from 3 phase power and gas central heating.

ACCOMMODATION

The ground floor has an approximate net internal floor area of 38.7 sq. m (417 sq. ft).

TENURE

Available on a new flexible lease.

RENT

£850.00 per calendar month inclusive of business rates, utilities, buildings insurance and building maintenance.

TERMS

Available on a new flexible short term contract.

ENERGY PERFORMANCE RATING

Energy Rating: D79

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Kimberley Lucas

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

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