

TO LET

105.8 sq. m (1140 sq. ft) approx.

12 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

- **FULLY REFURBISHED BUSINESS UNIT**
- **GROUND FLOOR LIGHT INDUSTRIAL USE**
- **FIRST FLOOR OFFICES**
- **MEZZANINE FLOOR PROVIDING OFFICE/
MEETING ROOM**

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.

12 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 property comprises a terraced business unit with light industrial/storage on the ground floor, first floor offices, kitchen and WC and further mezzanine floor within the eaves.

The ground floor has a roller shutter loading door with a parking area for 2 cars to the front of the property.

The property has been fully refurbished and benefits from 3 phase power, alarm, suspended ceiling with inset spot lights to office area, glass partitioned office, fitted kitchen area and new carpeting.

ACCOMMODATION

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

	SQ. FT	M ²
Ground Floor	483	44.8
First Floor	483	44.8
Mezzanine	174	16.2
TOTAL	1140	105.8

TENURE

Available on a new lease for a term by arrangement.

RENT

£25,000 per annum.

BUSINESS RATES

100% business rates relief may be available with further details available upon request.

ENERGY PERFORMANCE RATING

Energy Rating: E121

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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

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