

ATTRACTIVE OFFICE BUILDING TO LET

THE COTTAGE, LENSURRY CLUB, BROOM ROAD, TEDDINGTON TW11 9NU

NET INTERNAL AREA 81 SQ. M (871 SQ FT) APPROX

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



- **Detached office**
- **Private rear garden**
- **Gas central heating**
- **Alarm**
- **Video Entry**
- **Double glazing**
- **Window blinds**
- **Patio doors to garden**
- **Fully carpeted**
- **Kitchenette**
- **Ground floor WC**

LOCATION

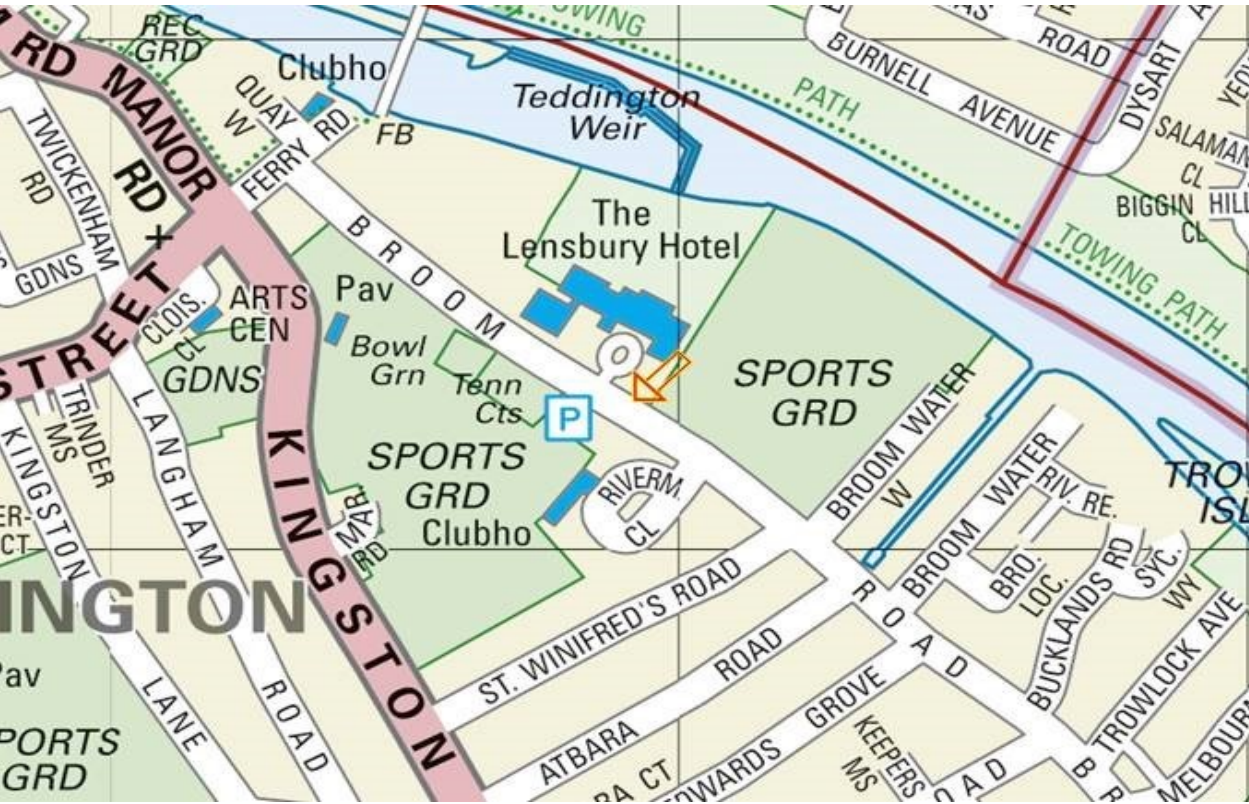
The property is located in Broom Road, Teddington, an affluent part of this south west London location, running parallel with the River Thames.

For road communications Junction 1 of the M3 is approximately 5 miles, providing access to the M25 and motorway network. Teddington Railway Station is 1 mile providing direct access to London Waterloo and bus routes serve Richmond, The Hamptons and Kingston upon Thames.

DESCRIPTION

The premises comprise a detached office building which provides 3 offices, 2 with access to the rear garden, kitchenette and WC on the ground floor.

The first floor provides a further 3 inter-connected offices.



ACCOMMODATION

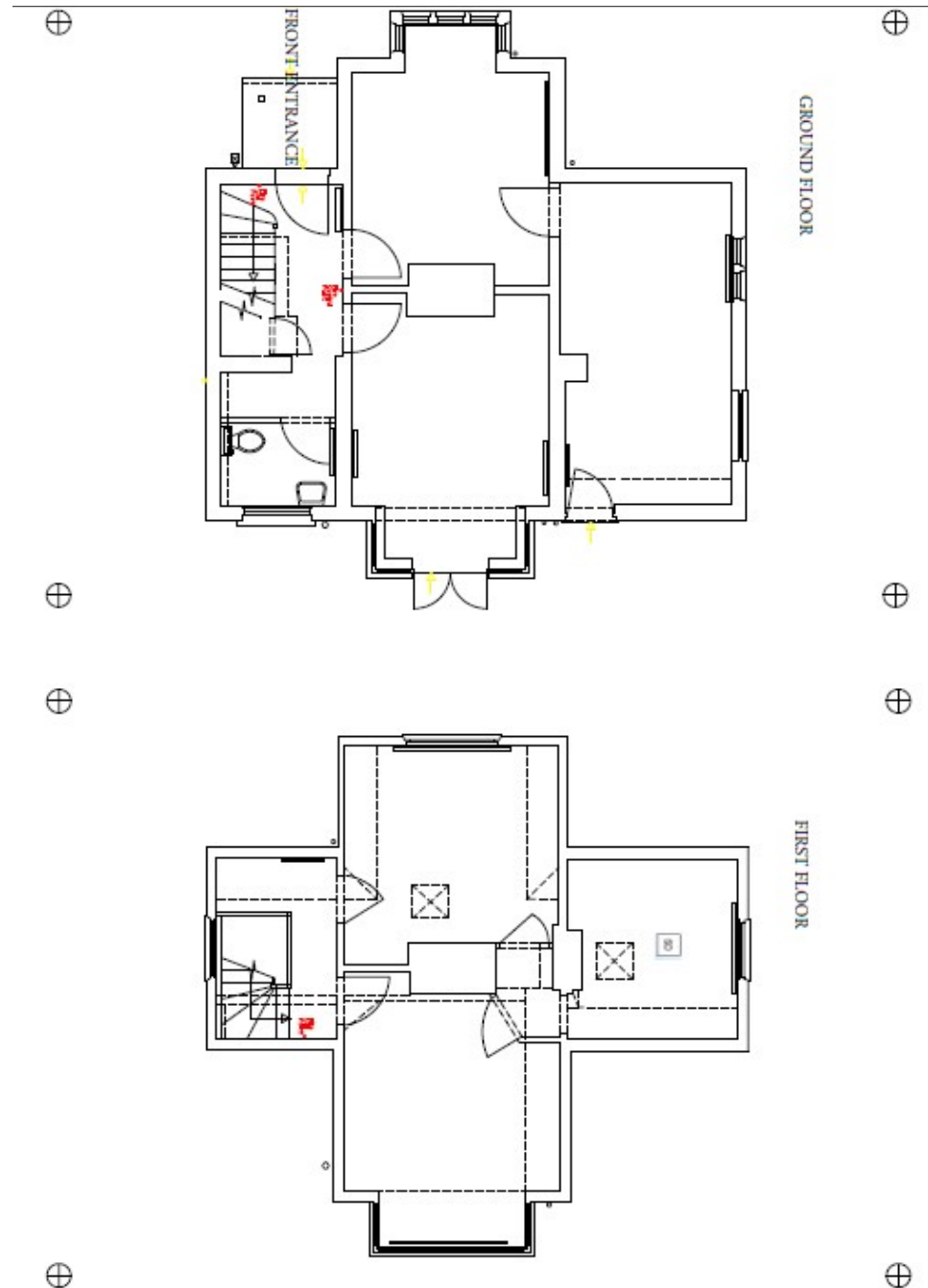
The property has the following approximate net internal floor areas:

	SQ. M	SQ. FT
Ground Floor	41.43	446
First Floor	39.51	425
TOTAL	80.94	871

PLANNING

The property is classified as B1 Office Use.

The property is not suitable for child care use but other alternative uses will be considered subject to landlords consent.





BUSINESS RATES

Business rates will be included within the quoting rent.

ENERGY PERFORMANCE RATING

Energy Rating: D100

A copy of the certificate is available upon request.

TENURE

Available on a new lease for a term by arrangement.

LEGAL COSTS

Each party are to pay their own legal costs incurred in this transaction.

RENT AND RATES

£26,500 per annum.

VAT

VAT is applicable

VIEWING

Strictly by appointment through Sole Agents.

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