

— • —

ENGINE SHED YARD

— • —

23 WALDEGRAVE ROAD
TEDDINGTON TW11 8LA

8 INDIVIDUAL BUSINESS UNITS SET WITHIN A SECURE GATED MEWS
ENCLOSING A REFURBISHED VICTORIAN ENGINE SHED AND LINESMAN'S COTTAGE

SELF-CONTAINED OPEN PLAN 2 STOREY UNITS WITH PRIVATE OUTSIDE SPACE
VARYING IN SIZE FROM 500 TO 1,400 SQ FT GIA

ENGINE SHED YARD

23 WALDEGRAVE ROAD
TEDDINGTON TW11 8LA

BE A PART OF HISTORY - VICTORIAN SPLENDOUR
SYMPATHETICALLY REFURBISHED INTO A
CONTEMPORARY SMALL BUSINESS HUB.

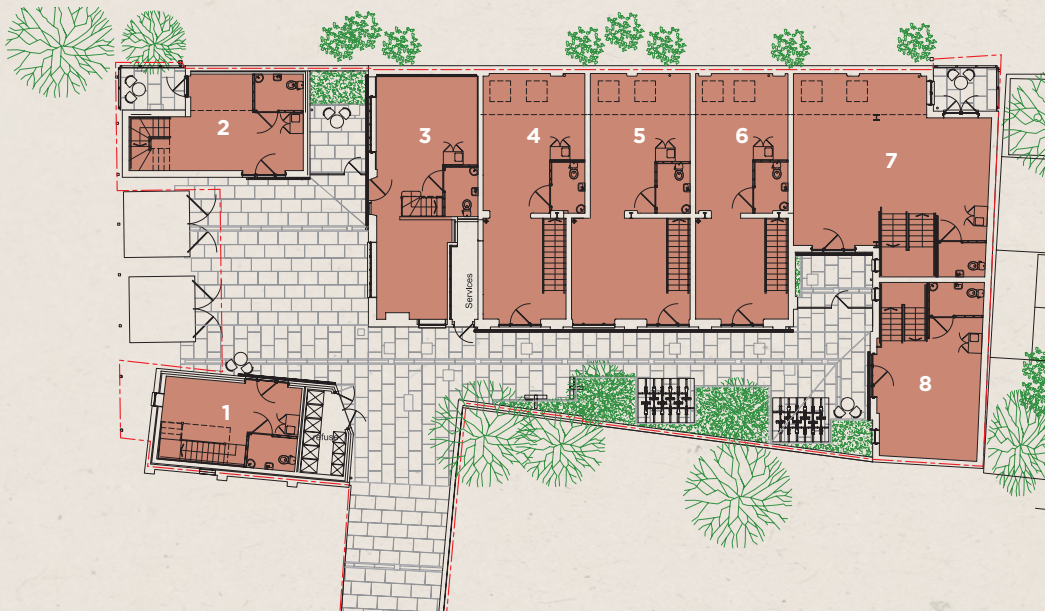
Retained Victorian architecture sympathetically refurbished into a contemporary small business hub arranged as 8 individual two storey units set within a gated landscaped development.

Mellow brick façade and heritage windows lead to open plan, light filled interiors each with private outside space.





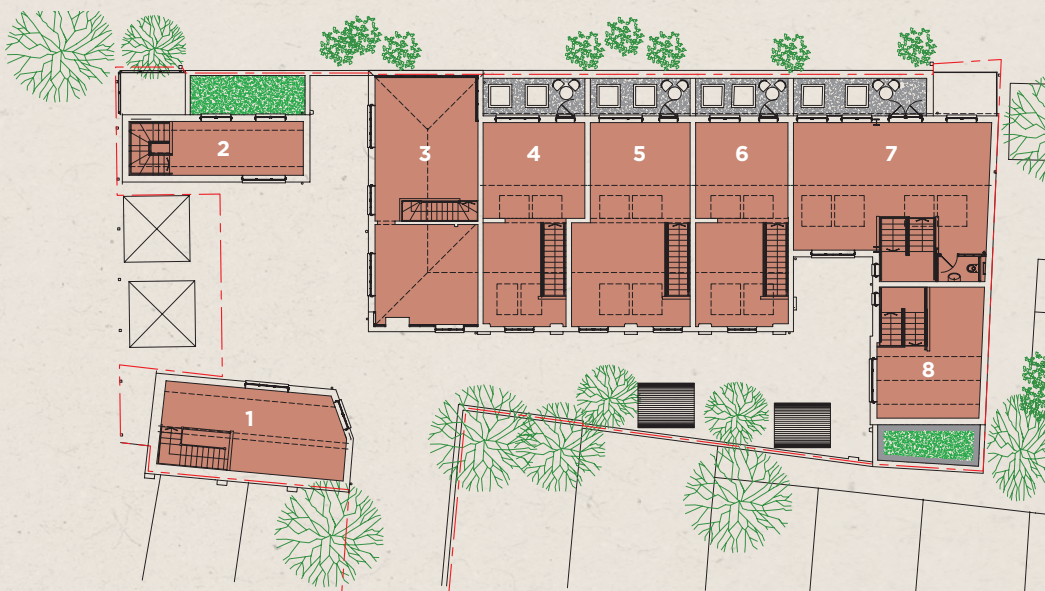
GROUND FLOOR



SPECIFICATION

- Self-contained open plan business units
- Each unit has private outside space
- Landscaped paved entrance and original Victorian engine part sculptures
- Security entry system
- App enabled & managed security alarm for each unit
- Optic fibre
- WC
- Fitted kitchenette
- LED lighting
- B1/D1 and other potential use (subject to conditions)
- Undercover bike stores
- Professionally managed and maintained
- Service charge and maintenance included within rent

FIRST FLOOR



AVAILABILITY

Unit	sq ft (GIA)
1	560
2	521
3	1035
4	927
5	1084
6	924
7	1393
8	710

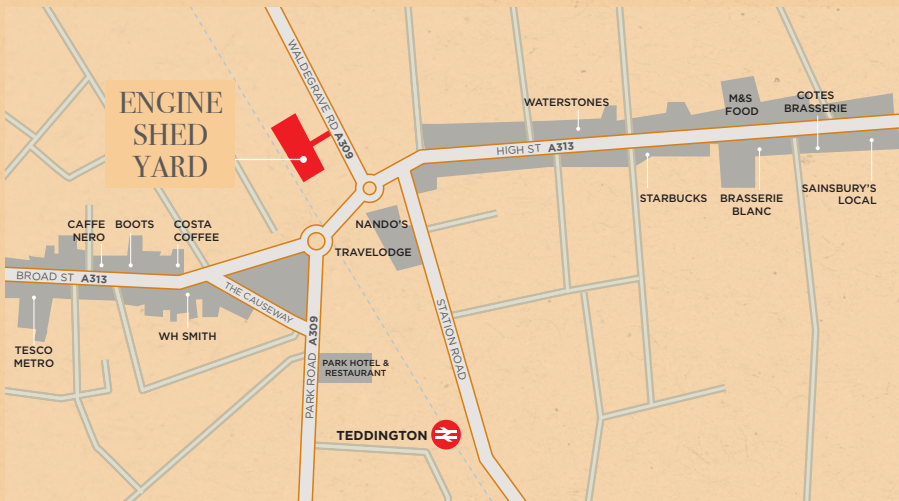
(Measurements to be verified upon completion)

Units 1-6: Original façade with brickwork brought back to former glory.

Units 7 & 8: New build designed to match existing.

ENGINE SHED YARD

23 WALDEGRAVE ROAD
TEDDINGTON TW11 8LA



LOCATION

The Engine Shed is c. 0.3 miles North from Teddington Railway station providing direct services to London Waterloo.

The subject property is located within close distance to local amenities to include Marks & Spencer, Travelodge, Individual shops, restaurants & cafes such as the Fallow Deer, Brasserie Blanc, Cotes Brasserie and Starbucks.

TRAVEL TIMES

Road	Distance
M3 (J1)	3 miles
M4 (J1)	6 miles
Central London	10 miles
M25 (J10)	10 miles

Rail	Distance
Richmond	10 mins
Clapham Junction	26 mins
London Waterloo	35 mins

Airports	Distance
Heathrow Airport	8 miles
Gatwick Airport	25 miles

RENT

Rent to be inclusive of service charge and maintenance.

BUSINESS RATES

Due to be assessed.

VIEWING

By appointment through the joint letting



Holly Purvis
e: hpurvis@shw.co.uk
t: 020 8662 2735
m: 07947 373 966

George Harber
e: gharber@shw.co.uk
t: 0208 662 2700
m: 07961 231 286

Sharon Bastion
e: sharon@snellers.com
t: 020 8977 2204
m: 07971 838 657

Matt Walters
e: matt@snellers.com
t: 020 8977 2204
m: 07305 320 717

Misrepresentation Act 1967: Stiles Harold Williams & Snellers for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Stiles Harold Williams & Snellers nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. July 2020.