

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

44.8 sq. m (483 sq. ft) approx.

GROUND FLOOR, 12 TEDDINGTON BUSINESS PARK, STATION ROAD, TW11 9BQ



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

020 8977 2204

- **GROUND FLOOR LIGHT INDUSTRIAL/
STORAGE UNIT**
- **ROLLER SHUTTER LOADING**
- **ONE 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.

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 the ground floor of a terraced business unit benefitting from full height roller shutter loading.

There is a parking bay to the front of the property.

ACCOMMODATION

The property has an approximate net internal floor area of 44.8 sq. m (483 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£10,000 per annum.

BUSINESS RATES

2017 Rateable Value: £9,200

Occupiers may benefit from 100% business rates relief. For confirmation please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: E121

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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

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