

FOR SALE

SITE AREA: 0.33 ACRES APPROX.

2/4 UDNEY PARK ROAD, TEDDINGTON, MIDDLESEX TW11 9BG

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
Tw11 8QT

020 8977 2204

FREEHOLD OFFICE/STORAGE PREMISES WITH LARGE YARD & PARKING

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

2/4 UDNEY PARK ROAD, TEDDINGTON, MIDDLESEX TW11 9BG

LOCATION

The site is situated on the west side of Udney Park Road, within striking distance of Teddington High Street.

Teddington railway station is located approximately 600 metres to the west of the site and the River Thames is approximately 600 metres to the east.

DESCRIPTION

The site comprises a builders yard with covered storage, off street parking, office accommodation with storage area below.

There is also a separate block of residential accommodation currently arranged as 2 No. 2 bedroom apartments

PLANNING

- London Borough of Richmond upon Thames
- PTAL Level 3
- Flood Zone 1 (Lowest Risk)

ENERGY PERFORMANCE RATING

Unit 4 Energy Rating - E111



INDICATIVE SITE BOUNDARY

2/4 UDNEY PARK ROAD, TEDDINGTON, MIDDLESEX TW11 9BG

BUSINESS RATES

2017 Rateable Value: £41,250

2023 Rateable Value: £55,000

We recommend contacting the London Borough of Richmond upon Thames to confirm.

TENURE Freehold

GUIDE PRICE

Offers in the region of £4,000,000

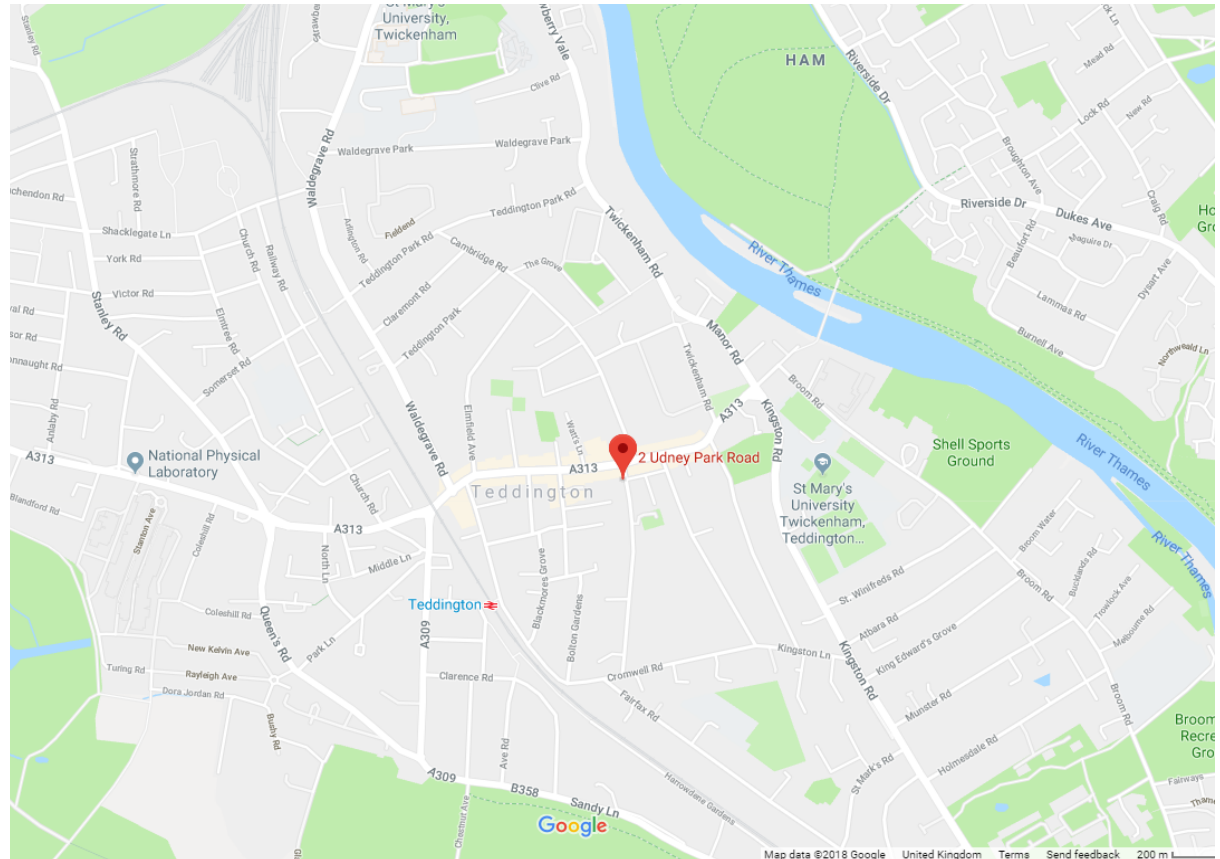
Offers for the industrial/office/yard would be considered.

VIEWING

Strictly by appointment through Sole Agents.

**THIS SALE IS CONFIDENTIAL SO
PLEASE DO NOT APPROACH OR VIEW
THE SITE UNATTENDED.**

Scott Helyer
SNELLER COMMERCIAL
020 8977 2204
scott@snellers.com



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

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.