

# 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**

- **DEVELOPMENT OPPORTUNITY (STP)**
- **HIGH VALUE RESIDENTIAL LOCATION**
- **SITE COMPRISES YARD, FIRST FLOOR OFFICES, STORAGE AND RESIDENTIAL.**

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.

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### 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)
- Potential PD change of use upon the B1 / B8 elements..
- The vendors had planning approval for a change of use from B1 to C3 upon 4 Undey Park Road (18/2328/GPD15).

### ENERGY PERFORMANCE RATING

Unit 4 Energy Rating - E111



## 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

Unconditional offers in the region of £4m are invited for the Freehold interest.

### VIEWING

Strictly by appointment through Sole Agents.

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

Antony Rapley  
SNELLER COMMERCIAL  
020 8977 2204  
[antony@snellers.com](mailto:antony@snellers.com)



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

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