

TO LET

146.06 sq. m (1,572 sq. ft) approx.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

3/5 THE CAUSEWAY, TEDDINGTON, MIDDLESEX TW11 0HA



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT BUSINESS PREMISES**
- **TOWN CENTRE LOCATION**
- **TEDDINGTON STATION WITHIN 0.25 MILES**
- **NEW LEASE AVAILABLE**

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.

3/5 THE CAUSEWAY, TEDDINGTON TW11 0HA

LOCATION

The property is prominently located close to the junction of Broad Street in the heart of the town centre. Teddington railway station is within 0.25 miles providing direct services to London Waterloo and beyond.

Nearby retailers include Costa Coffee, Boots The Chemist, Holland & Barrett and M&S Food, in addition to a wide variety of pubs, bars and restaurants. Teddington Lock and Bushy park are also within easy reach.

Junction 1 of the M3 is approximately 5 miles from the property providing access to the M25 and motorway network.

A number of bus routes also serve the area with direct routes to Richmond and Kingston upon Thames.

DESCRIPTION

The property comprises a mid terrace character business premises previously occupied by a High Street bank.

The property benefits from predominately open plan accommodation and WC on the ground floor and partitioned offices on the first floor.

A variety of uses will be considered with scope for a potential tenant to design and fit out the premises for their use with a new entrance onto The Causeway, subject to planning.

There is potential for the floors to be let separately, subject to negotiation.

1 –2 parking spaces may be available on a licence arrangement at an additional cost.

ACCOMMODATION

The property has the following approximate gross internal floor area:-

Ground Floor 64.10 sq. m (690 sq. ft)

First Floor 81.94 sq. m (882 sq. ft)

Total 146.06 sq. m (1,572 sq. ft)

TENURE

Available on a new lease direct from the Landlord for a term to be agreed by arrangement.

RENT

£35,000 per annum

BUSINESS RATES

2017 Rateable Value: To be confirmed

ENERGY PERFORMANCE RATING

Energy Rating: To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

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

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