

# TO LET

55.9 SQ. M (602 SQ. FT) APPROX.

1H QUEENS ROAD, TEDDINGTON, MIDDLESEX TW11 0LX

**SNELLER**  
COMMERCIAL

CHARTERED SURVEYORS



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

**[www.snellers.com](http://www.snellers.com)**

- **NEW BUSINESS UNIT**
- **SHELL CONDITION**
- **READY FOR TENANTS FIT OUT**
- **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.

# 1H QUEENS ROAD, TEDDINGTON TW11 0LX

## LOCATION

The property is located in Queens Road at the busy junction with Broad Street, Teddington, an affluent south west London suburb.

A number of multiple retailers are located in Broad Street including Tesco Metro, Boots, WH Smith, Princess Alice Hospice, and Costa Coffee as well as a number of long established independent retailers.

## DESCRIPTION

The property comprises a newly constructed ground floor business unit with fully glazed frontage.

The property is offered in a shell condition ready for a tenant to fit out to their own specification.

## ACCOMMODATION

The property has an approximate net internal floor area of 55.9 sq. m (602 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£18,500 per annum

## BUSINESS RATES

To be assessed.

## ENERGY PERFORMANCE RATING

Energy Rating: C54

A copy of the certificate is available upon request.

## 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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