

# TO LET

423 SQ. M (4,553 SQ. FT)

GROUND FLOOR, CAIRNS HOUSE, 10 STATION ROAD, TEDDINGTON TW11 9AA

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **NEWLY REFURBISHED OFFICES**
- **GROUND FLOOR SUITE**
- **LED LIGHTING & AIR CONDITIONING**
- **RAISED FLOORS & SUSPENDED CEILINGS**
- **ALLOCATED CAR PARKING**

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.

## LOCATION

The property is situated on an established and popular Business Park close to the junction of the High Street. Teddington offers a variety of shops, restaurants, public houses and various convenience store. The River Thames and Bushy Park are also in close proximity to the property.

The property is conveniently situated for Teddington Railway Station which is within 0.2 miles providing regular services to London Waterloo via Richmond.

The A316 is approximately 2.4 miles away offering access to M3/M25 and beyond . Heathrow Airport is approximately 9 miles away.

## DESCRIPTION

Cairns House is a high quality office building situated within a business park setting. The building combines attractive contemporary features complimented by a high quality fit out providing versatile open plan accommodation.

## ACCOMMODATION

The offices have an approximate net internal floor area of:

Ground floor:            423 sq. m            4,553 sq ft

## AMENITIES

- Air Conditioning
- Raised Floors
- Suspended ceilings
- Male, Female & Disabled WC's
- Car parking. Precise number of spaces TBC.

## TENURE

Available on a new Lease for a term by arrangement.

## RENT

£29.50 per sq. ft.

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

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## **BUSINESS RATES**

2017 Ground Floor Rateable Value: £59,287

2023 Ground Floor Rateable Value: £62,000

## **ENERGY PERFORMANCE RATING**

Energy Rating: C64

A copy of the certificate is available on request.

## **VIEWING**

Strictly by appointment through Sole Agents.

Antony Rapley  
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