

FOR SALE

102.2 sq. m (1100 sq. ft) approx.

13 TEDDINGTON BUSINESS PARK, STATION ROAD, TEDDINGTON TW11 9BQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **BUSINESS UNIT**
- **GROUND FLOOR LIGHT INDUSTRIAL USE**
- **FIRST FLOOR OFFICES**
- **MEZZANINE FLOOR PROVIDING OFFICE/
MEETING ROOM**

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.

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LOCATION

The premises are located on an attractive modern business park developed in the mid 1980's immediately adjacent to Teddington British Rail station, which provides regular services to London Waterloo via Richmond and Kingston. Access to the A316 is approximately 2½ miles providing connection to the M3 and M25 motorways.

Teddington benefits from a thriving local business community with a range of retailers, cafes, restaurants and public houses within the town centre.

DESCRIPTION

The property comprises a mid terraced business unit with light industrial/storage and WC on the ground floor, first floor offices and WC and further mezzanine floor within the eaves.

The ground floor has a roller shutter loading door with a parking area for 2 cars to the front of the property.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. FT	M ²
Ground Floor	470	43.7
First Floor	488	45.3
Mezzanine	142	13.2
TOTAL	1100	102.2

TENURE

A sale of the long leasehold interest of 125 years from 1985.

PRICE

Offers in the region of £375,000

BUSINESS RATES

Rateable Value 2017: £17,250

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: To be confirmed

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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