

TO LET

TWO FIRST FLOOR OFFICE SUITES

63 — 65 HIGH STREET, TEDDINGTON, MIDDLESEX TW11 8HA

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **FIRST FLOOR OFFICE SUITES**
- **131.3 SQ. M (1413 SQ. FT)**
- **122.4 SQ. M (1318 SQ. FT)**
- **TOWN CENTRE LOCATION**
- **2 PARKING SPACES PER SUITE**
- **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.

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LOCATION

The offices are located in the heart of Teddington High Street which is well known for a good selection of high class retail and restaurant premises as well as a Marks and Spencer food store, Starbucks and Sainsbury making it the ideal location for the small growing business.

For road communications the A316 Chertsey Road is within approximately 2½ miles connecting with the M3 and motorway network. Teddington railway station is within half a mile providing direct services to London Waterloo via Kingston and Richmond.

DESCRIPTION

The offices are located on the first floor of this attractive building with a ground floor High Street entrance. There is shared use of male and female WC's.

The offices are mainly open plan with one benefitting from an attractive vaulted ceiling. The offices have been refurbished and benefit from air conditioning and gas central heating.

There are 2 allocated parking spaces for each suite within the rear car park.

ACCOMMODATION

The offices have the following approximate net internal floor areas:-

First Floor right	122.4 sq. m	1318 sq. ft
First floor left	131.3 sq. m	1413 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

First floor right	£26,360 per annum
First floor left	£28,260 per annum

BUSINESS RATES

2023 Rateable Values:

First floor left: £25,250
First floor right: To be re-assessed

Business rates equate to approximately £9 psf.

ENERGY PERFORMANCE RATING

Energy Rating: B44

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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