

# TO LET

88.4 sq. m (952 sq. ft) approx. GIA

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**17 TEDDINGTON BUSINESS PARK, STATION ROAD, TEDDINGTON TW11 9BQ**



- SELF CONTAINED OFFICE BUILDING
  - TOWN CENTRE BUSINESS PARK
  - ADJACENT TEDDINGTON STATION
  - COMFORT COOLING
  - 2 PARKING SPACES
  - AVAILABLE ON A NEW LEASE
  - RENT FREE PERIOD
- (subject to all other terms)



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

**020 8977 2204**



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.

# 17 TEDDINGTON BUSINESS PARK, TW11 9BQ

## LOCATION

The property is located on a modern business park developed in the mid 1980's, immediately adjacent to Teddington main line British Rail station, which provides regular services to London Waterloo.

Teddington provides all the conveniences for the small business as well as a good selection of local pubs, cafes and restaurants.

## DESCRIPTION

Unit 17 is a modern mid terrace business unit presented in excellent decorative order providing high quality accommodation on ground and first floors.

The ground floor provides office space with a partitioned meeting room, understairs store, kitchen and WC.

The first floor provides open plan office space and benefits from an attractive exposed ceiling void and excellent natural light.

## AMENITIES

- Carpeting
- Comfort cooling
- Suspended diffused lighting
- Dado trunking
- Network cabling
- Security alarm
- Velux roof lights
- 2 parking spaces to the front

## ACCOMMODATION

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

Ground Floor	44.6 sq. m	481 sq. ft
First Floor	43.8 sq. m	471 sq. ft
<b>TOTAL</b>	<b>88.4 sq. m</b>	<b>952 sq. ft</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£26,000 per annum exclusive.

VAT is not applicable.

## BUSINESS RATES

The property currently has two separate Rateable Values for the Ground and First Floor.

2023 Rateable Value

Ground Floor: £11,500

First Floor: £12,250

The current rating assessments provide an opportunity for 100% relief with further details upon request.

## ENERGY PERFORMANCE RATING

Energy Rating: C53

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
020 8977 2204  
sharon@snellers.com

NB: Please be advised that an employee of this firm has a personal interest in this transaction.

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.