

7 TEDDINGTON BUSINESS PARK

STATION ROAD

TEDDINGTON TW11 9BQ



LONG LEASEHOLD FOR SALE

TWO STORY BUSINESS UNIT

79.6 sq. m (857 sq. ft) Approx.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

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 semi-detached business unit with light industrial/storage on the ground floor and first floor offices.

The ground floor has double loading doors and WC.

There is a loading/parking area to the side of the property as well as the ability to park 1 or 2 cars at the front of the property.



ACCOMMODATION

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

	SQ. M	SQ. FT
GROUND FLOOR	38.4	414
FIRST FLOOR	41.2	443
TOTAL	76.6	857

TENURE

Long lease for term of 125 years from March 1985.

PRICE

Offers in the region of £250,000

BUSINESS RATES

2023 Rateable Value: £19,250

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

EPC

Energy Rating: E116

A copy of the certificate is available upon request.

MONEY LAUNDERING

(AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.



Viewing:



Sharon Bastion

sharon@snellers.com

Snellers.com
020 8977 2204

