

TO LET

28.7 SQ M (309 SQ. FT) - 124 SQ. M (1335 SQ. FT)

87 RAILWAY ROAD, TEDDINGTON, MIDDLESEX TW11 8RZ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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020 8977 2204

- OFFICES SUITES WITHIN CONTEMPORARY BUILDING
- EXCELLENT NATURAL LIGHT
- ATTRACTIVE GLASS PARTITIONS
- FLEXIBLE TERMS 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 property is located in a mixed residential and commercial area close to Teddington town centre which offers a variety of amenities for the small business.

Teddington railway station is approximately one third of a mile with direct trains to Waterloo via Richmond and Kingston.

DESCRIPTION

The available offices are located on the ground floor and part first floor of this fully refurbished contemporary building. The accommodation has been divided with attractive glass partitions to provide three open plan office suites, one being over ground and first floor levels.

The offices provide excellent natural light via roof lights, shared use of a fitted kitchen area and male and female WC's.

ACCOMMODATION

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

Office 1	56.2 sq. m	605 sq. ft
Office 2	28.7 sq. m	309 sq. ft
Office 3	39.2 sq. m	422 sq. ft
TOTAL	124.1 SQ. M	1335 SQ. FT

TENURE

Available on flexible lease terms by arrangement.

RENT

An all inclusive rent based on £40 psf to include utilities, maintenance, cleaning, and buildings insurance.

Parking may be available by separate arrangement.

	RENT PER ANNUM
Office 1	£24,200
Office 2	£12,360
Office 3	£16,880

BUSINESS RATES

Each suite is separately rated and tenants may qualify for 100% rates relief with further details upon request.

ENERGY PERFORMANCE RATING

Energy Rating: E125

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through agents.

Sharon Bastion
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Anti 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.

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

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