



**LONG LEASEHOLD
OFFICE/WAREHOUSE INVESTMENT**

**UNIT 1
TEDDINGTON BUSINESS PARK
STATION ROAD, TEDDINGTON TW11 9BQ**

SUMMARY

- Teddington is in the London Borough of Richmond Upon Thames, considered one of the UK's most desirable places to live.
- The area has an affluent and growing catchment population and a thriving business community.
- Located in the heart of Teddington and situated next to Teddington Railway Station.
- Long Leasehold investment (85 years unexpired).
- Industrial warehouse/office unit totalling 399 sq.m (4,303 sq.ft.).
- Eaves height of approximately 4.7 metres.
- Vacant possession by April 2026
- Offers in excess of £450,000 subject to contract,

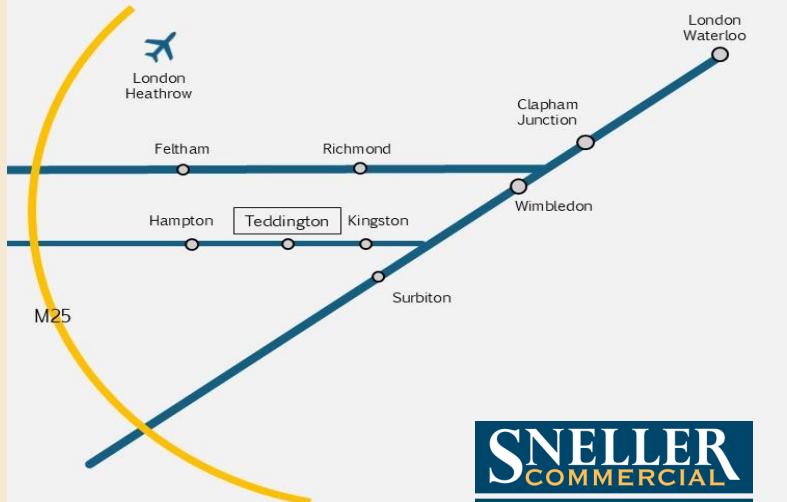
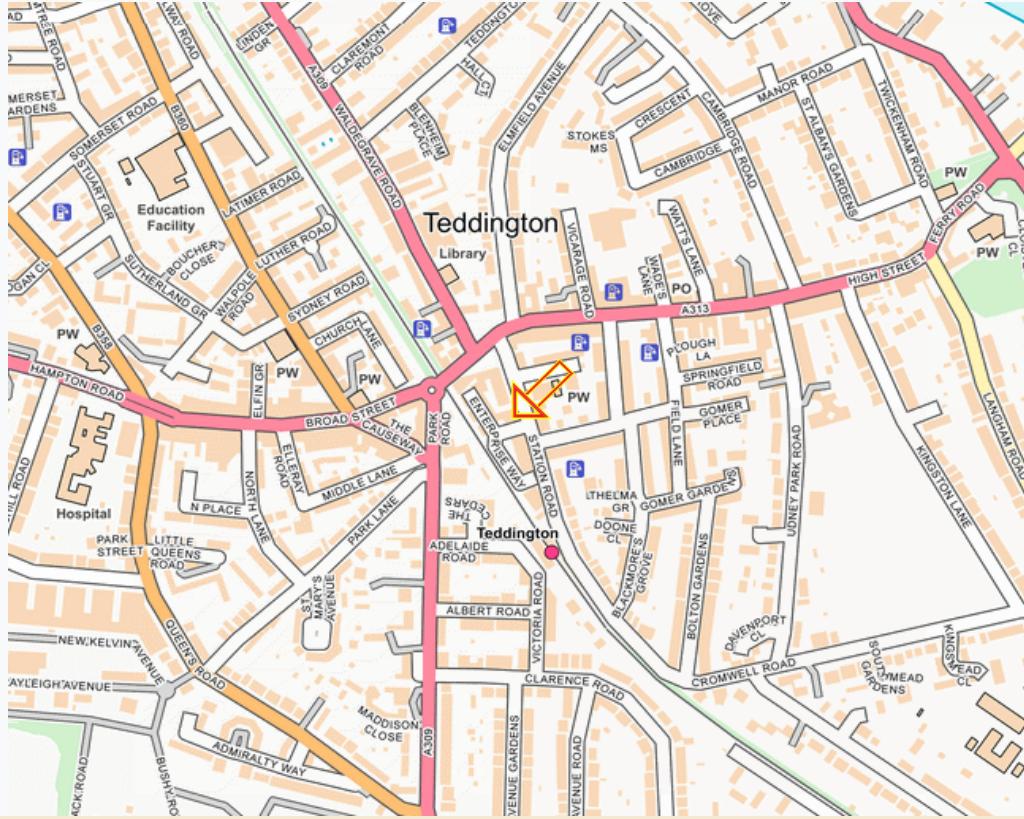


Unit 1
Teddington Business Park

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 2.5 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 premises comprises a warehouse unit constructed in the mid 1980's of portal frame with blockwork walls under a pitched roof.

The warehouse has roller shutter loading doors and benefits from ancillary offices at the front the building on ground and first floors.

Eaves height of approximately 4.7 metres.



ACCOMMODATION

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

UNIT 1	SQ FT	SQ M
GROUND FLOOR	3,811	354
FIRST FLOOR	492	45.7
TOTAL	4,303	399.7

TENANCY

Vacant possession by April 2026

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PROPOSAL

Offers in excess of £450,000
subject to contract.

EPC

The property's energy rating is E – 121.

VAT

TBC

AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company 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.

CONTACT US



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