

#### **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.
- · Let to AMC Express Ltd on a 10 Year Lease from 01/05/2023 with a Mutual Break option 01/05/29. Current Rent of £47,500 per annum. With annual £2,500 pa uplifts in Years 3, 4 and 5.
- · Offers in excess of £475,000 subject to contract, which would reflect a combined Net Initial Yield of 9.4% and a final Reversionary Yield of 10.85%



# **LOCATION**

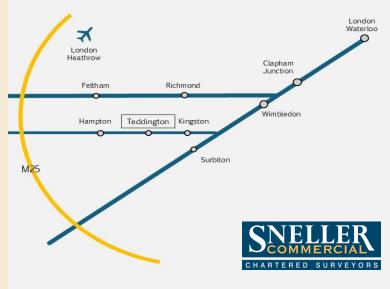
The premises are located on an attractive modern business park developed in the mid 1980's immediately adjacent to Teddington British Rail station, which provides regular services to London Waterloo via Richmond and Kingston.

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**

#### Unit 1

Let to AMC Express Ltd on a 10 Year Lease from 01/05/2023 with a Mutual Break option 01/05/29. Current Rent of £47,500 per annum. With annual £2,500 pa uplifts in Years 3, 4 and 5.

Unit 1
Teddington Business Park





**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.

# **PROPOSAL**

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#### **CONTACT US**



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