

LONG LEASEHOLD WAREHOUSE INVESTMENT

Unit 2

Teddington Business Park

Station Road, Teddington TW11 9BQ

SUMMARY

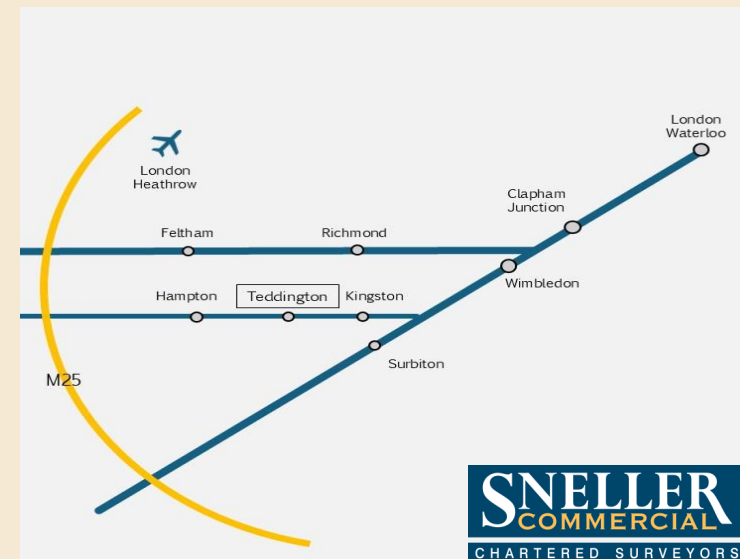
- Teddington is in the London Borough of Richmond Upon Thames, considered one of the UK's most desirable places to live.
- The area has an affluent and growing catchment population and a thriving business community.
- Located in the heart of Teddington and situated next to Teddington Railway Station.
- Long Leasehold investment (85 years unexpired).
- Industrial warehouse unit totalling 540.2 sq.m (5,813 sq.ft.).
- Eaves height of approximately 4.7 metres.
- Let to Halfords on a 5 Year Lease from 10/05/2023 with a lease expiry 09/05/2028. Current Rent of £78,345 per annum which equates to £13.47 per sq ft.
- **Offers in excess of £735,000 subject to contract, which would reflect a Net Initial Yield of 10%.**



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 an industrial/ workshop unit constructed in the mid 1980's of portal frame with blockwork walls under a pitched roof.

The unit 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 2	SQ. FT	M ²
GROUND FLOOR	4,824	448.2
FIRST FLOOR	989	92
TOTAL	5,813	540.2

TENANCY

Let to Halfords on a 5 Year Lease from 10/05/2023 with a lease expiry 09/05/2028. Current Rent of £78,345 per annum, which equates to £13.47 per sq ft.



EPC

Available upon request.

VAT

Not applicable.

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

**Offers in excess of £735,000
subject to contract, which
would reflect a Net Initial
Yield of 10%.**

CONTACT US



Scott Helyer
scott@snellers.com



www.snellers.com

020 8977 2204