

# TO LET

89.5 SQ. M (963 SQ. FT) GIA APPROX.

4 LATIMER ROAD, TEDDINGTON, MIDDLESEX TW11 8QA

**SNELLER**  
**COMMERCIAL**  
CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **SEMI-DETACHED TWO STOREY OFFICE**
- **LANDSCAPED REAR GARDEN/PATIO**
- **UNDERFLOOR HEATING**
- **PARKING BAY**

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.

## 4 LATIMER ROAD, TEDDINGTON TW11 8QA

### LOCATION

The property is located just off Church Road, Teddington within ¼ of a mile of the town centre which provides a range of local and multiple retailers, as well as a selection of cafes and restaurants.

Teddington railway station is within ½ a mile providing services to London Waterloo via Richmond and Kingston and a number of bus routes serve the area.

### DESCRIPTION

The property comprises a semi-detached office building constructed in 2013 and finished to a high specification. There is parking for one car to the front of the property and a landscaped garden to the rear.

### AMENITIES

- Disabled WC
- Underfloor heating
- Fire alarm
- Security alarm
- Network cabling
- Kitchenette
- Bathroom with shower
- Carpeting

### ACCOMMODATION

The property has an approximate gross internal floor area of:-

89.5 sq. m (963 sq. ft).

### TENURE

Available on a new lease for a term by arrangement.

### RENT

On application.

VAT is applicable.

### BUSINESS RATES

2017 Rateable Value: £14,000

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

### ENERGY PERFORMANCE RATING

Energy Rating: B28

A copy of the certificate is available on request.

### VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
020 8977 2204  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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