

DETACHED OFFICE BUILDING

585.3 sq. m (6,300 sq. ft) approximately

111 WALDEGRAVE ROAD, TEDDINGTON TW11 8BB

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **SUITABLE FOR ALTERNATIVE USES WITHIN THE E CLASS**
- **TOWN CENTRE LOCATION**
- **13 PARKING SPACES**

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 Waldegrave Road Teddington, an affluent west London suburb offering desirable local amenities such as the River Thames and Bushy Park. The thriving High Street has a number of well known retailers, restaurants and cafes including Starbucks, Marks & Spencer Food, Waterstones, Pizza Express and Cote.

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

DESCRIPTION

This detached office building comprises ground floor and basement offering primarily open plan accommodation with a large reception area, male and female WC's and shower facilities and large kitchen.

AMENITIES

- Fully fitted kitchen/staff room
- 13 Parking spaces
- Gas central heating
- Air conditioning
- Fully carpeted
- Cat 5 cabling
- Broadband
- Male/female/disabled WC's
- Shower
- Comms room
- Goods lift to basement
- Garden/patio

ACCOMMODATION

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

Ground Floor	353.0 sq. m	3,800 sq. ft
Basement	232.3 sq. m	2,500 sq. ft
Total	585.3 sq. m	6,300 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£25 psf exclusive

BUSINESS RATES

Rateable Value 2017: £95,000

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

ENERGY PERFORMANCE RATING

Energy Rating: C75

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents
Sharon Bastion
020 8977 2204
sharon@snellers.com

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

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