

FOR SALE/TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

78 sq. m (839 sq. ft) approx.

10 TEDDINGTON BUSINESS PARK, STATION ROAD, TEDDINGTON TW11 9BQ



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

020 8977 2204

- **MODERN BUSINESS UNIT**
- **GROUND FLOOR LOADING**
- **CENTRAL TEDDINGTON LOCATION**
- **2 CAR PARKING SPACES**
- **AVAILABLE ON A NEW LEASE**

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 premises are located on an attractive modern business park development adjacent to Teddington railway station. Teddington benefits from good communications with the A316 approximately 2.5 miles connecting with the M3 and motorway network.

The nearby town centre benefits from all the requirements of a small business with representation from a number of multiple retailers, Barclays Bank and a good selection of pubs, restaurants and cafes.

DESCRIPTION

The property comprises a modern semi detached business unit with brick elevations. The ground floor provides open plan accommodation which is also accessed from the parking area to the side of the property via double loading doors. The first floor also provides an open plan office and fitted kitchen area.

The property has undergone a recent refurbishment and benefits from electric heaters, newly fitted WC, window blinds, electric water heater, security alarm, intercom, fitted kitchen, AC unit to first floor and carpeting.

ACCOMMODATION

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

Ground Floor	38.2 sq. m	411 sq. ft
First floor	39.8 sq. m	428 sq. ft
TOTAL	78.0 sq. m	839 sq. ft

TENURE

Available on a new lease for a term by arrangement.

A sale of the long leasehold interest of 125 years from 1985.

RENT

£22,000 per annum exclusive.

PRICE

£329,950 for the long leasehold interest.

BUSINESS RATES

2017 Rateable Value: £15,000

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

ENERGY PERFORMANCE RATING

Energy Rating: C63

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

CONTACT

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

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