

# TO LET

61 sq. m (657 sq. ft) approx.

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

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **FULLY REFURBISHED BUSINESS UNIT**
- **FIRST FLOOR OFFICES AND MEZZANINE FLOOR PROVIDING OFFICE/MEETING ROOM**
- **PARKING**
- **NEW LEASE AVAILABLE**

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.

# 12 TEDDINGTON BUSINESS PARK, TW11 9BQ

## 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 2½ 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 property comprises the first floor offices and additional attractive mezzanine floor of this terraced business unit.

The property has been fully refurbished and benefits from 3 phase power, alarm, suspended ceiling with inset spot lights to office area, glass partitioned office, fitted kitchen area and new carpeting.

There is one parking space to the front of the property.

## ACCOMMODATION

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

	SQ. FT	M <sup>2</sup>
First Floor	483	44.8
Mezzanine	174	16.2
<b>TOTAL</b>	<b>657</b>	<b>61.0</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£17,500 per annum.

## BUSINESS RATES

2017 Rateable Value: £9,700

Occupiers may benefit from 100% business rates relief. For confirmation please contact the business rates department of the London Borough of Richmond upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: E121

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

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

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