

TO LET

SNELLER COMMERCIAL

CHARTERED SURVEYORS

37.2 sq. m (400 sq. ft) approx.

FIRST FLOOR, 6 PARK ROAD, TEDDINGTON, MIDDLESEX, TW11 0AA



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FIRST FLOOR OFFICE SUITE**
- **TOWN CENTRE LOCATION**
- **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.

6 PARK ROAD, TEDDINGTON, TW11 0AA

LOCATION

The property is centrally located in Teddington at the junction of the High Street, Broad Street and Park Road. Broad Street and Teddington High Street provide a range of retail and restaurant facilities.

For rail communications Teddington Railway Station is approximately 1/4 of a mile providing services to London Waterloo via Kingston and Richmond.

DESCRIPTION

This first floor office suite provides two separate offices with independent WC. The office benefits from carpeting, gas central heating, Category II lighting (in one office) and perimeter trunking.

The offices are served by an intercom system to the building.

ACCOMMODATION

The office has a total approximate net internal floor area of:-

37.2 sq. m (400 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£8,000 per annum exclusive.

BUSINESS RATES

2023 Rateable Value: £10,000

Tenants may qualify for 100% rates relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: E104

LEGAL COSTS

Each party are to bear their own legal costs incurred in this transaction.

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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