

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

105.8 sq. m (1140 sq. ft) approx.

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



www.snellers.com

020 8977 2204

- **BUSINESS UNIT**
- **GROUND FLOOR STORAGE USE**
- **FIRST FLOOR OFFICES**
- **MEZZANINE FLOOR PROVIDING OFFICE/MEETING ROOM**

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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 a terraced business unit with light industrial/storage on the ground floor, first floor offices, kitchenette and WC and further mezzanine floor within the eaves.

The ground floor has a roller shutter loading door with a parking area for 2 cars to the front of the property.

The property benefits from 3 phase power, alarm, suspended ceiling with inset spotlights to office area, glass partitioned office and fitted kitchen area.

ACCOMMODATION

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

	SQ. FT	M ²
Ground Floor	483	44.8
First Floor	483	44.8
Mezzanine	174	16.2
TOTAL	1140	105.8

A letting of the ground floor or first floor and mezzanine will be considered with further details upon request.

TENURE

Available on a new lease for a term by arrangement.

RENT

£25,000 per annum.

BUSINESS RATES

Up to 100% business rates relief may be available with further details available upon request.

ENERGY PERFORMANCE RATING

Energy Rating: E121

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.