

## 43-45 BROAD STREET, TEDDINGTON, TW11 8QZ



### SUMMARY

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- 2,216 to 4,482 sq ft (205.95 to 416.54 sq m)
- Town Centre with Parking
- Available as a whole or floor by floor
- To Let
- Rent: £22.50 sq ft
- The offices can be let on a floor by floor basis or as a whole on a new Lease for a term to be agreed.

### AMENITIES

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- Ample parking available on Licence
- Attractive glass partitions
- Carpeting
- Central Heating
- Comfort cooling units
- Recessed lighting
- Suspended ceilings



## LOCATION

The premises are located in Broad Street, in the heart of the busy commercial centre of Teddington. The town provides a wide range of multiple and specialist shopping facilities together with a variety of restaurants and bars as well as a Barclays Bank. Teddington Railway station is approximately a third of a mile away, providing direct services to London Waterloo via Kingston and Richmond. The A316 is approximately 2.5 miles away, providing access to the M3, M25 and motorway network.

## DESCRIPTION

The accommodation provides two floors of offices over first and second floors. Both floors provide a mixture of open plan areas and partitioned offices. There is also a kitchen and male and female WC's on each floor as well as a shower on the first floor.

## ACCOMMODATION

FLOOR	SIZE
1st Floor	2,216 sq ft (205.95 sq m)
2nd Floor	2,266 sq ft (210.59 sq m)
<b>Total</b>	<b>4,482 sq ft (417 sq m)</b>

## LEASE / TERM

The offices can be let on a floor by floor basis or as a whole on a new Lease for a term to be agreed.

## RENT

£22.50 sq ft

## RATES

The property is listed on the VOA website as having a rateable value of £69,000.

Confirmation should be sought from the business rates department of the London Borough of Richmond upon Thames Council Offices.

## VAT

## EPC RATING

TBC

## VIEWING

Viewing strictly by prior appointment with the joint sole agent:

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