

## 8 WALDEGRAVE ROAD TEDDINGTON

A number of suites ranging from 1,038 - 5,306 sq ft are available. See brochure for a breakdown of sizes.



### ADDRESS

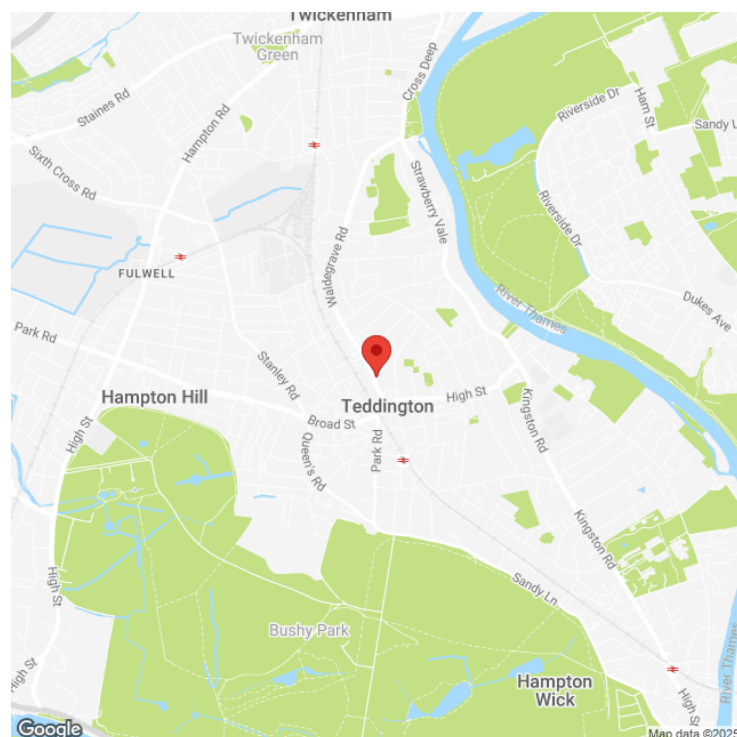
8 Waldegrave Road  
Teddington  
TW11 8GT

### DESCRIPTION

#### Superb Offices To Let

Teddington is an established commercial location. The M3 (A316) is within four miles, Teddington mainline station is approx 250 yards from the building with services to Twickenham, Richmond, Kingston, Vauxhall and London Waterloo. The property is close to Teddington town centre and offers a number of self-contained suites over the first and second floors.

Dated: 07/12/2025



## SPECIFICATION

- Bike racks
- Three pipe VRF air-conditioning
- Male & female WCs on all floors
- Double height reception area
- Subsidised cafeteria
- Raised access floor system
- Disabled WCs and shower facilities
- One car parking space
- Private courtyard & gardens
- Rated BREEAM Excellent

### Tenure

Leasehold by way of a new effective full repairing and insuring lease for a term by arrangement

### Rent

Upon application

### Service Charge

Approx. £10.00 per sq ft per annum which includes the use of the discounted cafe.

### Rates

Rates payable approx. £9.20 per sq ft.

### Size

A number of suites ranging from 1,038 - 5,306 sq ft are available. See brochure for a breakdown of sizes.

## CONTACT

### Niall Christian

BSc MRICS

**T** 0208 332 4591

**M** 0778 0678 684

**E** niall.christian@michaelrogers.co.uk

### Joshua Thompson

Trainee Surveyor

**T** 0208 332 4594

**M** 07701 086242

**E** joshua.thompson@michaelrogers.co.uk

Dated: 07/12/2025

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ