

UNITS 2 & 6 ENGINE SHED YARD TEDDINGTON

Unit 2 539 sq ft / 49.15 sq m. Unit 6 925 sq ft / 85.93 sq m



ADDRESS

Unit 2 Engine Shed Yard
23 Waldegrave Road
Teddington
TW11 8LA

DESCRIPTION

Commercial Office Building

Engine Shed Yard is short walk from Teddington Railway station which provides train services to London Waterloo. Units 2 & 6 Engine Shed Yard benefit from retained Victorian architecture sympathetically refurbished to create individual two storey units set within a gated, landscaped development. Mellow brick facade and heritage windows lead to open plan, light filled interiors offering a unique working experience.

Dated: 03/09/2025



SPECIFICATION

Self-contained open plan business unit

Outside space

Landscaped paved entrance

Victorian engine-part sculptures

Security entry system

App enabled and managed security alarm

Optic fibre

WC

Fitted kitchenette

LED lighting

Undercover bike stores

Tenure Leasehold

Rent On application

Rates Unit 2 RV £10,750 Rates payable £5,364.25. Unit 6 RV £19,250 Rates payable £9,604.75

Size Unit 2 539 sq ft / 49.15 sq m. Unit 6 925 sq ft / 85.93 sq m

CONTACT

Joshua Thompson

Trainee Surveyor

T 0208 332 4594

M 07701 086242

E joshua.thompson@michaelrogers.co.uk

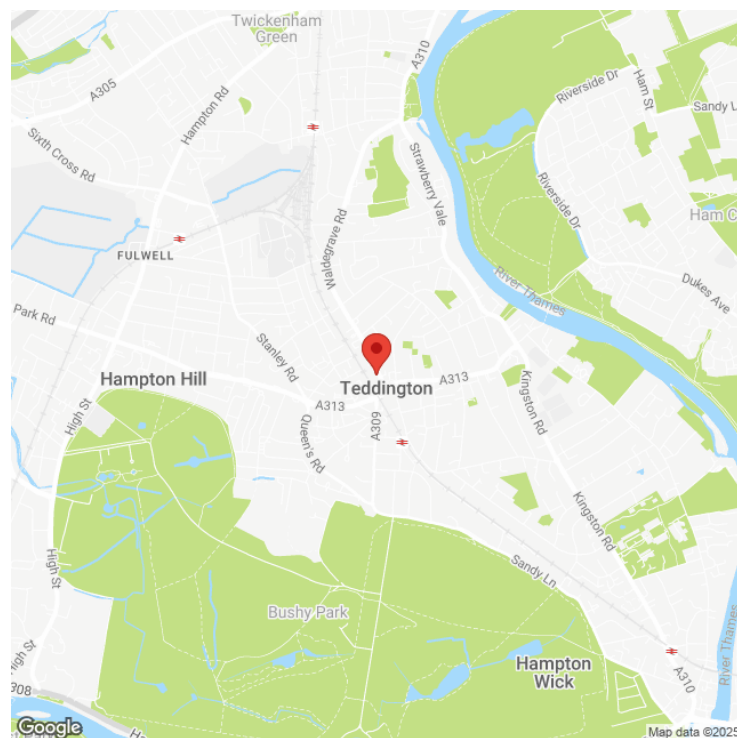
Niall Christian

BSc MRICS

T 0208 332 4591

M 0778 0678 684

E niall.christian@michaelrogers.co.uk



Dated: 03/09/2025

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