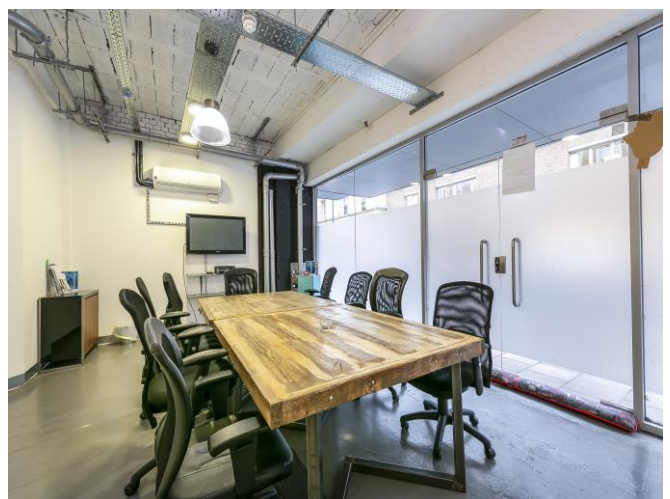
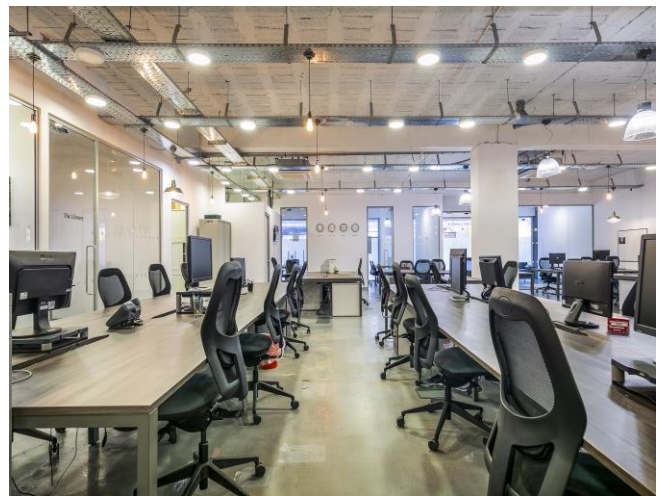


**16-20 THE CAUSEWAY
TEDDINGTON
TW11 0HE**



Ground Floor Office

To Let

4,037 Sq. ft. (375.0 Sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond TW10 6UQ
www.michaelrogers.co.uk

Location

Teddington is a highly affluent suburb located approximately 12 miles to the Southwest of Central London and three3 miles to the south of Richmond Upon Thames. The High Street provides a mix of national multiples and independent retailers, including Marks & Spencer's, Tesco's, Boots and Costa Coffee.

Teddington benefits from good road access to the A316 and M3 Motorway and Teddington Rail Station is within a five-minute walk. The property is situated on the Causeway, equidistant from the train station and the town centre.

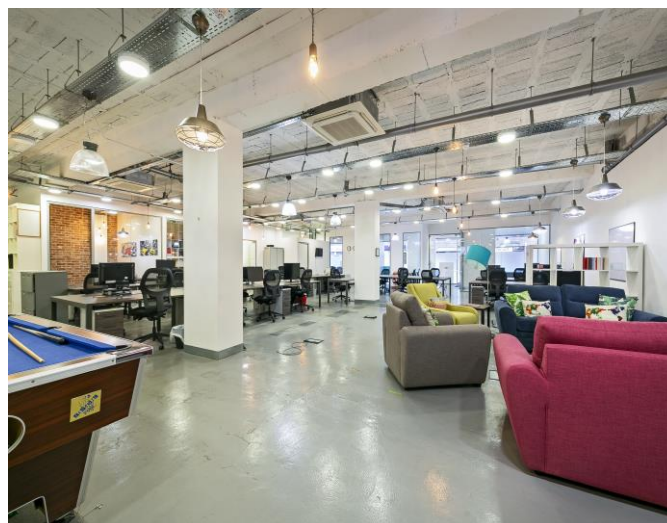
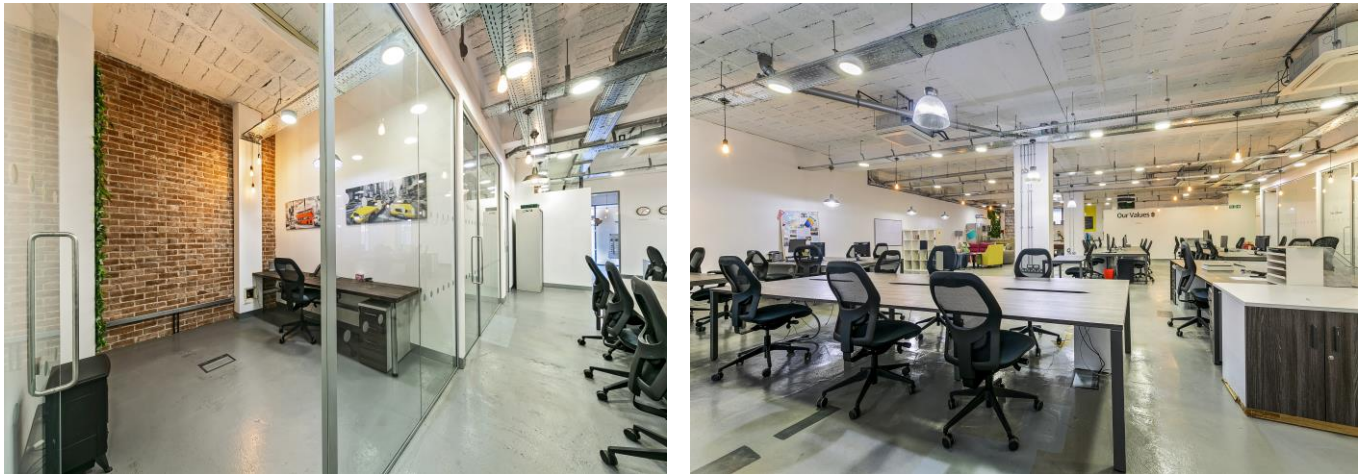
Description

The property comprises ground floor open-plan office accommodation completed to Grade A specification, with exposed services, high ceilings, excellent internal lighting and air-conditioning.

The premises, which can be sub-divided to form two circa 2,000 sq. ft units, are accessed through an impressive floor to ceiling glazed entrance and include multiple private meeting rooms, separate WCs and a breakout area with fitted kitchen. The suite has E class planning use, commercial, business and service. A video of the suite can be seen on this link <https://vimeo.com/656710887>

The suite has the following net internal floor area: -

	Sq Ft	Sq M
Ground Floor	4,037	375.0



Amenities

- Excellent internal lighting.
- Exposed services.

- Good ceiling height circa 3m.
- Kitchen and breakout space.
- Open-plan working environment.
- Private meeting rooms
- WC facilities.
- The suite can be sub-divided.

Terms

The suite is available on a new full repairing and insuring lease for a term by arrangement.

Rent

Upon application

Business Rates

We understand that the property has a rateable value of £63,000 which gives rates payable of £31,437. As of 1st April 2023, the rateable value is dropping to £50,000 giving rates payable of £24,950. Applicants are advised to make their own enquiries at the Valuation Office Agency.

Service Charge

To be advised.

EPC

The suite has an energy performance certificate of C51.

Legal Costs

Each party to cover their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewings

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Subject to contract September 2022

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