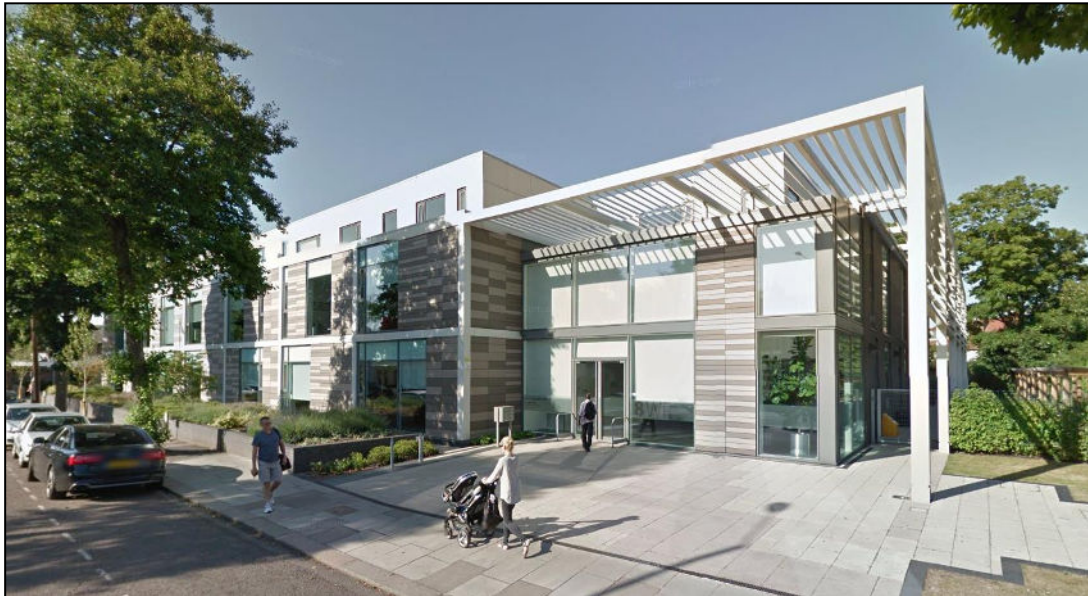


# **8 Waldegrave Road Teddington TW11 8GT**



## **Superb Offices To Let**

From 958 sq. ft (89.0 sq. m) to 6,049 sq. ft (562 sq. m) approx.

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## Location

Teddington is an established commercial location and an attractive south-west London suburb. It sits between Twickenham & Kingston upon Thames and is 4 miles south-west of Richmond. The M3 (A316) is within 4 miles. Teddington mainline station is approximately 250 yards from the building, providing services to Twickenham, Richmond, Kingston and direct to London termini (Vauxhall and London Waterloo are approx. 30 and 35 minutes respectively).

## Description

8 Waldegrave Road is a high-quality office building arranged over ground & two upper floors and situated within 200 yards of Teddington town centre. The floors are accessed via an impressive double height manned reception and provide flexible accommodation. There is a subsidised cafeteria at ground floor for occupiers use only, providing an area for informal meetings.

The available accommodation comprises a number of self-contained office suites on the first and second floors.

The suites have the following approximate net internal floor areas:

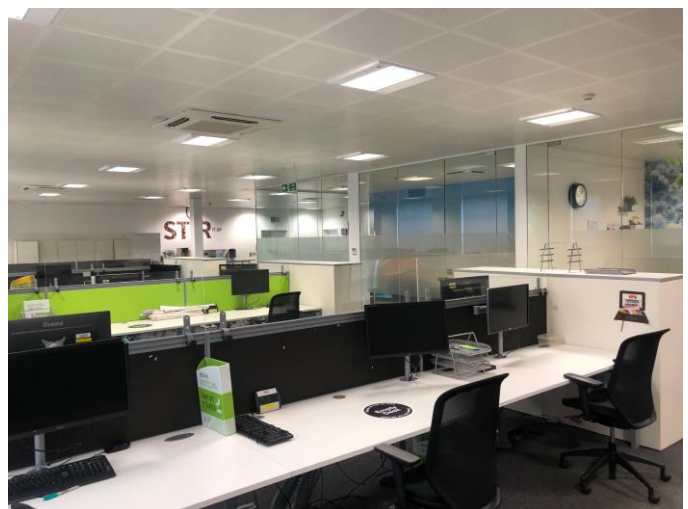
Floor	Sq ft	Sq m
First Suite 8	2,109	196.0
First Suite 2	3,361	337.3
First Suite 4	1,038	96.6
First Suite 1	6,049	562
Second Suite Q	1,190	177.4
Second Suite 1	958	89.0
Second Suite 4	1,195	119.6
Second Suite 2	1,569	145.76

## Amenities

- 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 & Shower facilities
- One car space
- Private courtyard and gardens
- Rated BREEAM Excellent

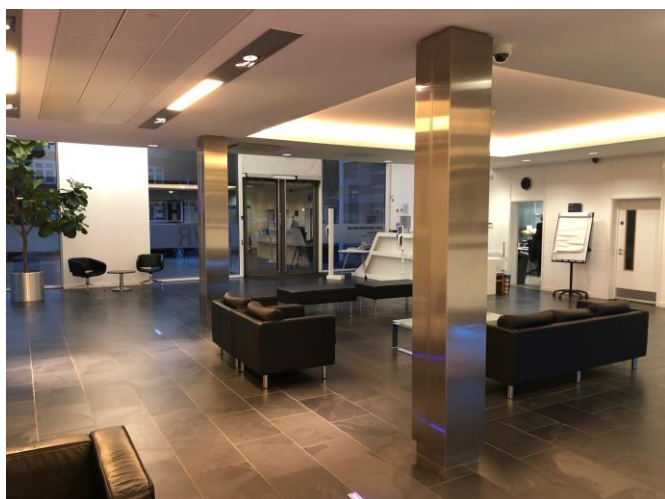
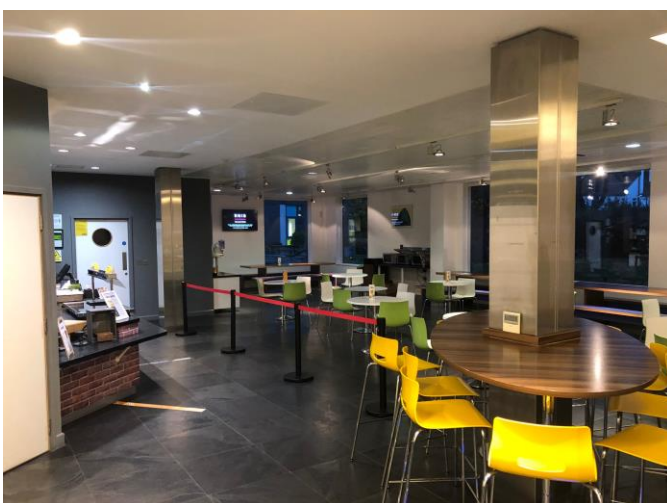
## Terms

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



## Rent

Upon application



## Business Rates

Rates payable of approximately £9.20 per sq. ft. You are advised to make your own enquiries with the Valuation Office Agency.

## Service Charge

The service charge is approximately £10.00 per sq. ft per annum which includes the use of the discounted café.

## 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**

For further information please contact:

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Subject to Contract December 2022

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