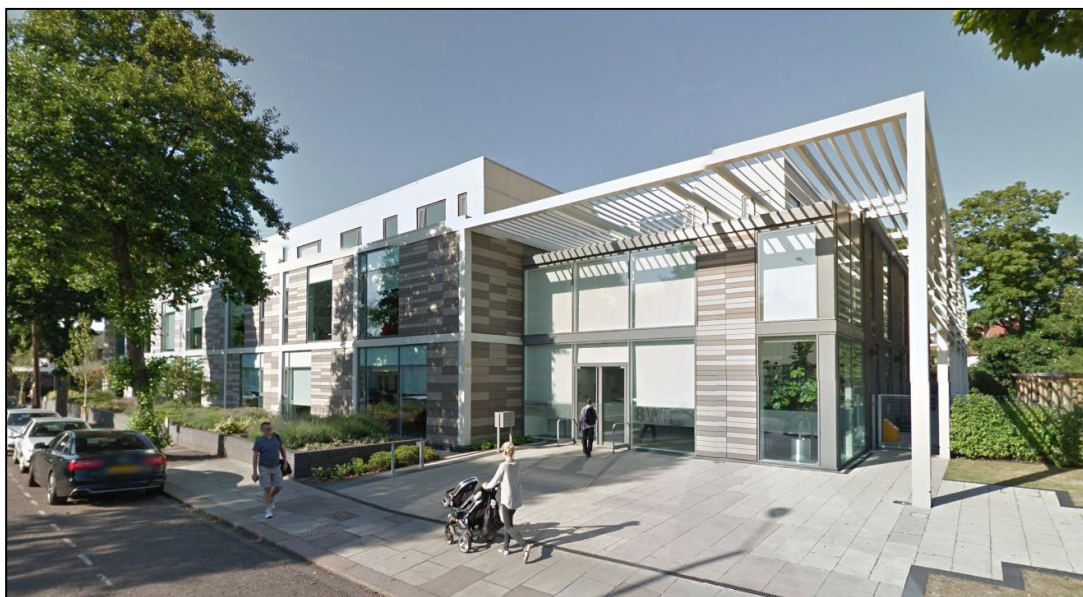


# **8 Waldegrave Road Teddington TW11 8GT**



## **Superb Offices To Let**

From 1,038 sq. ft (96.43 sq. m)  
to  
5,306 sq. ft (493.00 sq. m) approx.

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

**[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 within 250 yards of the building providing services to Twickenham, Richmond, Kingston and direct to London termini (Vauxhall and London Waterloo are within 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	SQFT	SQM
First Suite 8	2,014	187.11
First Suite 2	3,634	337.61
First Suite 4	1,038	96.6.0
First Suite 1	5,306	493.00
Second Suite	1,260	117.06
Second Suite	2,250	209.03
Second Suite 6	1,481	137.59
Second Suite 2	1,157	107.48

## 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

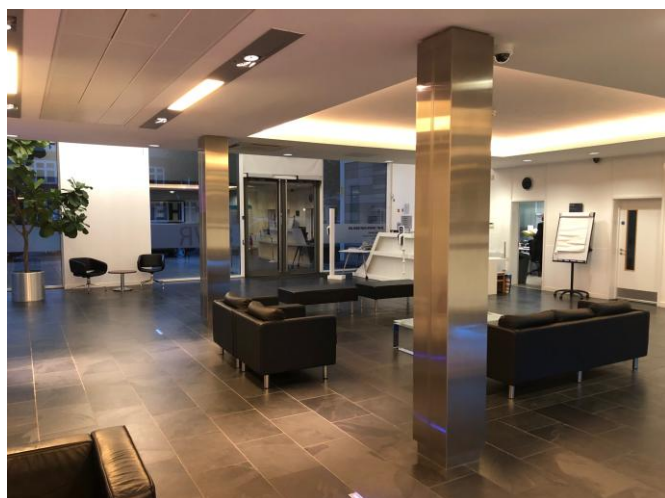
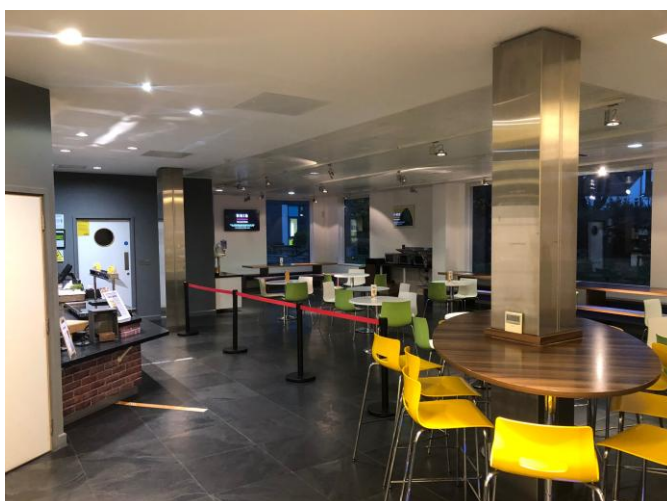
## Terms

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 £9.20per 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 April 2025

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