

**ENGINE SHED YARD  
23 WALDEGRAVE ROAD  
TEDDINGTON  
TW11 8LA**



**COMMERCIAL OFFICE BUILDINGS  
TO LET  
From 698 Sq ft (64.85 Sq m)**

**020 8332 7788**

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## Location

Engine Shed Yard is a short walk from Teddington Railway station providing direct services to London Waterloo. The development is located close to local amenities including M&S, Travelodge, numerous boutiques, restaurants & cafes such as the Fallow Deer, Cote Brasserie and Starbucks.

## Description

The available units at Engine Shed Yard benefit from retained Victorian architecture sympathetically refurbished to create individual two storey units set within a gated landscaped development. Mellow brick façade and heritage windows lead to open plan, light filled interiors, offering a unique working experience.

## Accommodation

The unit has the following approximate gross internal area:

<b>Unit 3</b>	<b>Sq. Ft</b>	<b>Sq. M</b>
Ground	568	52.77
First	476	44.22
Total	1,044	96.99

<b>Unit 4</b>	<b>Sq. Ft</b>	<b>Sq. M</b>
Ground	418	38.83
First	820	76.18
Total	1,238	115.01 <b>LET</b>

<b>Unit 5</b>	<b>Sq. Ft</b>	<b>Sq. M</b>
Ground	462	42.93
Total	462	42.93 <b>LET</b>

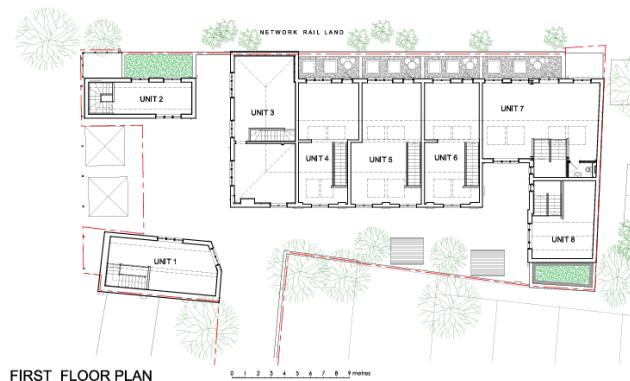
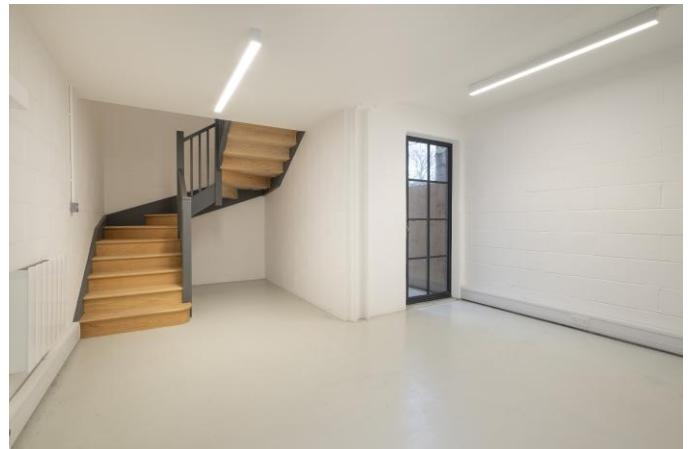
<b>Unit 6</b>	<b>Sq. Ft</b>	<b>Sq. M</b>
Ground	503	46.73
First	422	39.20
Total	925	85.93

<b>Unit 8</b>	<b>Sq. Ft</b>	<b>Sq. M</b>
Ground	380	35.30
First	318	29.54
Total	698	64.84

## Amenties

- Self-contained open plan business unit
- Gated entrance
- Outside space
- Landscaped paved entrance
- Victorian engine part sculptures
- Security entry system
- App enabled & managed security alarm
- Optic fibre
- WC
- Fitted kitchenette

- LED lighting
- Undercover bike stores
- Excellent natural light



## Lease terms

The units are available on a new effective full repairing and insuring leases for terms by arrangement.

## Rent

Upon application.

## Rating Assessment

We are advised that the units have the following rateable values and rates payable: -

	Rateable Value	Rates Payable
Unit 3	£22,750	£11,362.25
Unit 6	£19,250	£9,605.75
Unit 8	£13,000	£6,487.00

Small business rate relief might apply on some units.

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates.

## Service charge

Approximately £1.75 per Sq ft. Further information upon application.

## EPC

C66.

## 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.

## Viewing:

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Subject to Contract November 2025

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