

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



**COMMERCIAL OFFICE BUILDINGS
TO LET
From 529 Sq ft (49.15 Sq m)**

020 8332 7788

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www.michaelrogers.co.uk

Location:

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

Description:

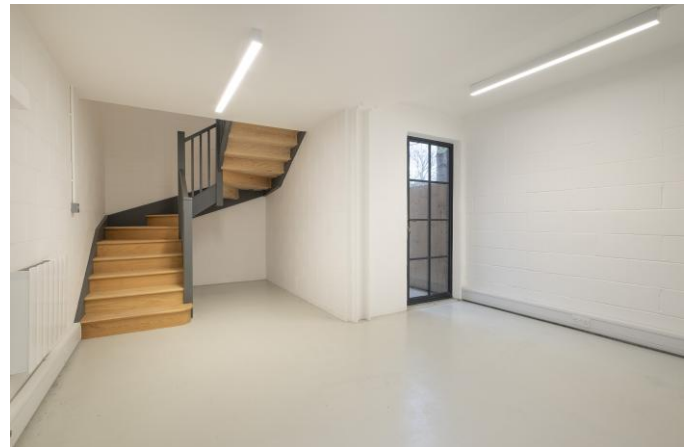
Unit 2 and 6 Engine Shed Yard benefit from retained Victorian architecture sympathetically refurbished to create individual two storey units set within a gated landscaped development. Mellow brick façade and heritage windows lead to open plan, light filled interiors, offering a unique working experience.

Accommodation:

The unit has the following approximate gross internal area:

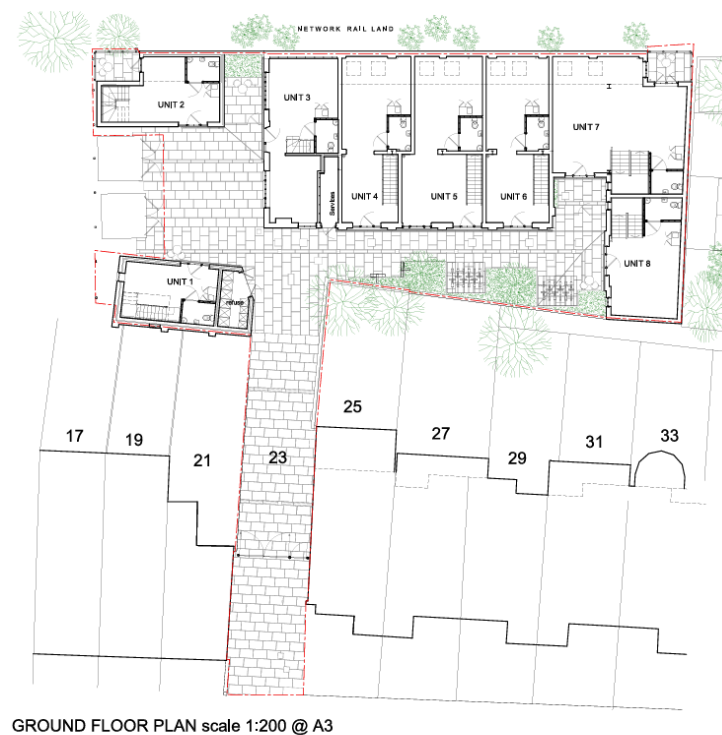
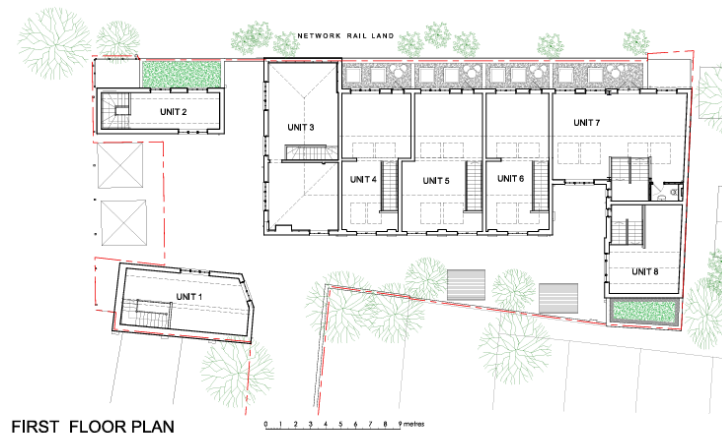
Unit 2	Sq. Ft	Sq. M
Ground	191	17.74
First	338	31.41
Total	529	49.15

Unit 6	Sq. Ft	Sq. M
Ground	503	46.73
First	422	39.20
Total	925	85.93

**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 2	£10,750	£5,364.25
Unit 6	£19,250	£9,605.75

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 April 2025

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