

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



**Last Available Unit
698 sq ft / 64.84 sq m
TO LET**

020 8332 7788

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

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 close to local amenities including M&S, Travelodge, numerous boutiques, restaurants & cafes such as the Fallow Deer, Cote Brasserie and Starbucks.

Description:

The available accommodation at Engine Shed Yard benefits 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.

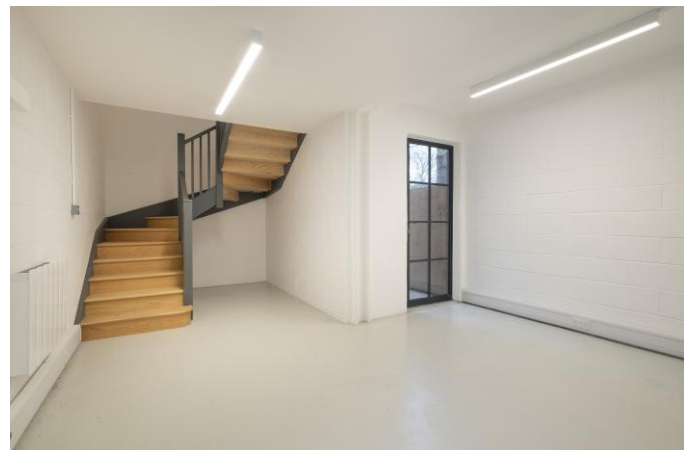
Accommodation:

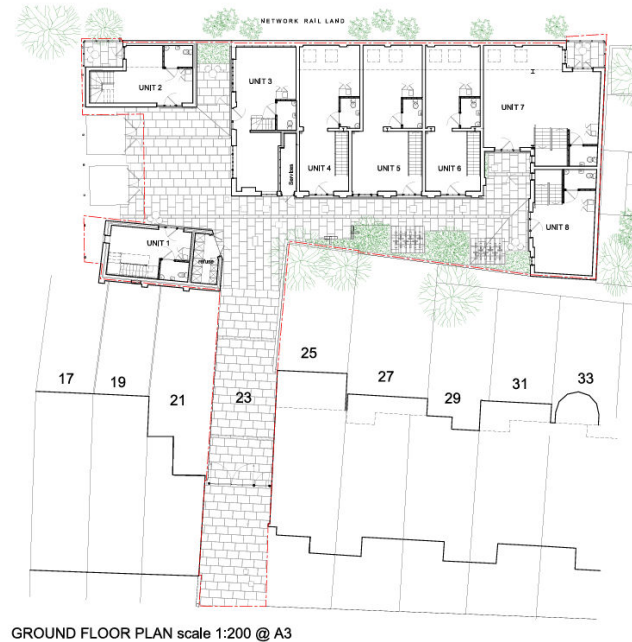
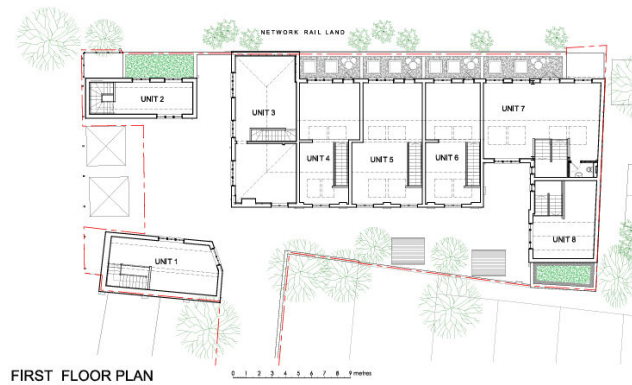
The unit has the following approximate gross internal area:

Unit 8	Sq. Ft	Sq. M
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 unit is available on a new effective full repairing and insuring leases for terms by arrangement.

Rent:

Upon application.

Rating Assessment:

We are advised that the unit has the following rateable values and rates payable: -

	Rateable Value	Rates Payable
Unit 8	£13,000	£6,487.00

Small business rate relief might apply.

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 May 2026

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