

**UNIT 3,4 & 5
PLOUGH LANE
TEDDINGTON
TW11 9BN**



**COMMERCIAL BUILDINGS
TO LET**

From 704 Sq ft (65.40 Sq m) to 2,115 Sq ft (200.30 Sq m)

020 8332 7788

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

www.michaelrogers.co.uk

Location:

Teddington is a highly affluent suburb located approximately 12 miles to the south west of central London and 3 miles to the south of Richmond upon Thames. The properties are located just off the High Street. Local amenities include a mix of national and independent retailers, including Marks & Spencer's, Starbucks, Boots and Costa Coffee.

Teddington benefits from good road access to the A316 and M3 motorway and Teddington Rail station is within a 5 minutes' walk. The property is situated just off the High Street on Plough Lane, close to its junction with Field Lane.

Description:

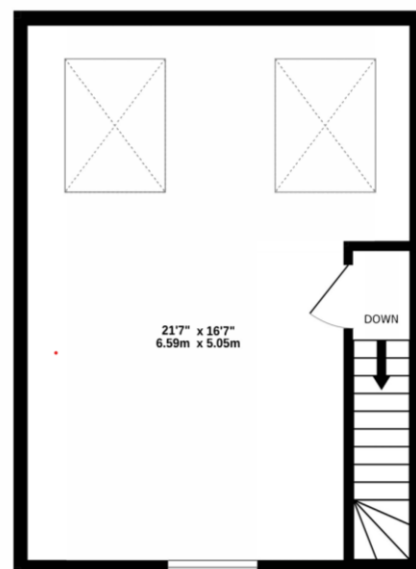
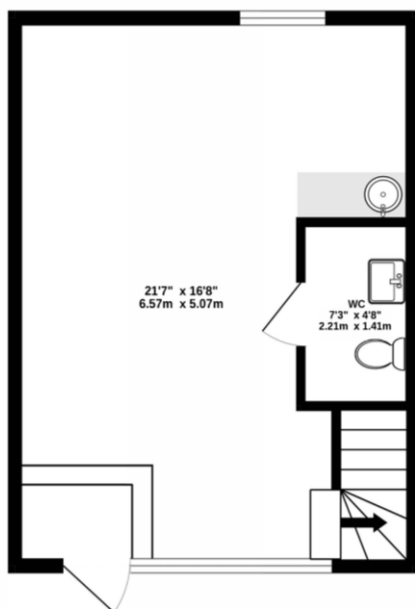
The available self-contained business units are arranged over the ground and first floors offering excellent natural light and open plan accommodation.

They are available individually or can be combined.

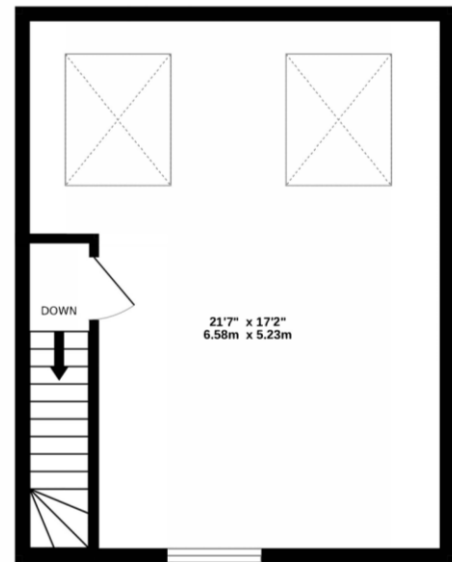
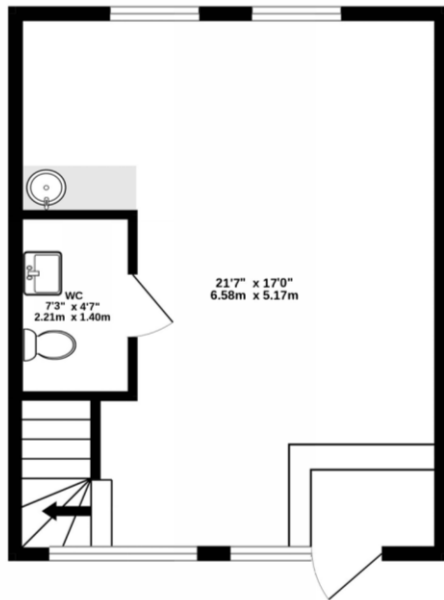
Accommodation:

The unit has the following approximate gross internal area:

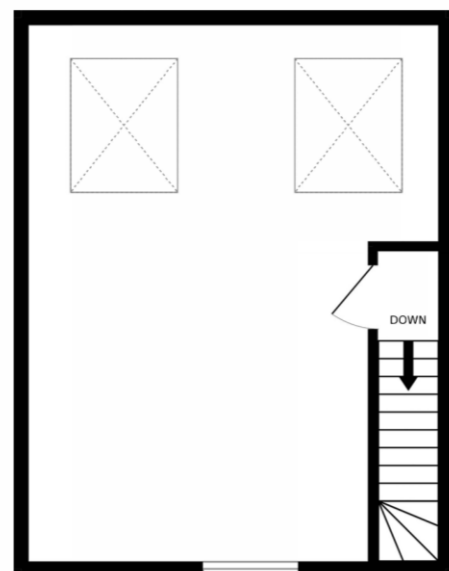
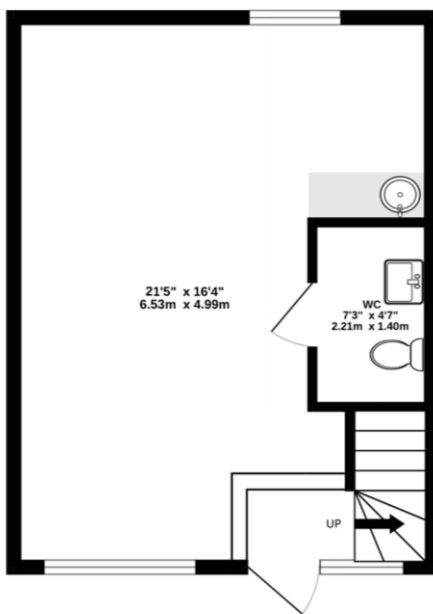
Unit 3	Sq. Ft	Sq. M
Ground	357	33.20
First	358	33.30
Total	715	66.50



Unit 4	Sq. Ft	Sq. M
Ground	366	34.00
First	370	34.44
Total	736	68.40



Unit 5	Sq. Ft	Sq. M
Ground	351	32.60
First	353	32.80
Total	704	65.40



Amenties:

- Self-contained open plan business units
- Plastered and painted ceilings and walls
- Electric heating
- WC
- Fitted kitchenette
- LED lighting
- Bike store
- Excellent natural light

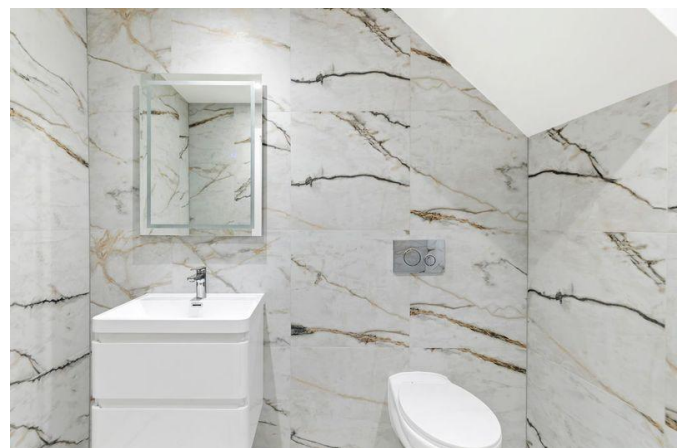


Lease terms:

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

Rent:

From £20 per sq ft exclusive.



Rating Assessment:

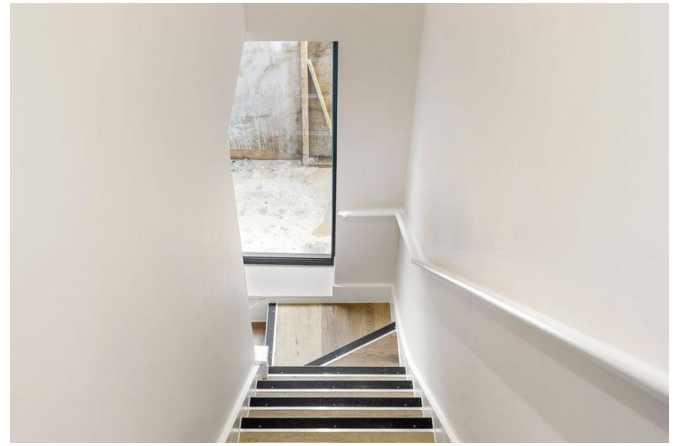
To be assessed.

Estate charge:

Upon application.

Energy Performance Certificates:

Unit	EPC
3	B27
4	B30
5	B31



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 August 2025

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