

8 WALDEGRAVE ROAD TEDDINGTON

1st F Suite -8 2109 sq ft. 1st-Suite 2 3361 sq ft. 1st Suite-4 1039 sq ft. 1st Suite-1 6049 sq ft. 2nd Suite - Q 1190 sq ft. 2nd Suite - 1 958 sq ft. 2nd Suite - 4 1195 sq ft. 2nd Suite -2 1569 sq ft. Total 6049 sq ft



ADDRESS

8 Waldegrave Road
Teddington
TW11 8GT

DESCRIPTION

Superb Offices To Let

Teddington is an established commercial location. The M3 (A316) is within four miles, Teddington mainline station is approx 250 yards from the building with services to Twickenham, Richmond, Kingston and direct to London termini, Vauxhall and London Waterloo.

8 Waldegrave Road is a high quality office building arranged over ground and two upper floors situated within 200 yards of Teddington town centre. The property comprises a number of self-contained office suites on the first and second floors.



SPECIFICATION

- 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 and shower facilities
- One car parking space
- Private courtyard & gardens
- Rated BREEAM Excellent

Tenure Leasehold by way of a new effective full repairing and insuring lease for a term by arrangement

Rent Upon application

Service Charge Approx. £10.00 per sq ft per annum which includes the use of the discounted cafe.

Rates Rates payable approx. £9.20 per sq ft.

Size 1st F Suite -8 2109 sq ft. 1st-Suite 2 3361 sq ft. 1st Suite-4 1039 sq ft. 1st Suite-1 6049 sq ft. 2nd Suite - Q 1190 sq ft. 2nd Suite - 1 958 sq ft. 2nd Suite - 4 1195 sq ft. 2nd Suite -2 1569 sq ft. Total 6049 sq ft

CONTACT

Niall Christian
BSc MRICS
T 020 8332 4591
M 07780 678684
E niall.christian@michaelrogers.co.uk

Dated: 23/11/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ