

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



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

**020 8332 7788**

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

[www.michaelrogers.co.uk](http://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 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.

**Accommodation:**

The unit has the following approximate gross internal area:

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

**Amenities:**

- Self-contained open plan business unit
- 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

**Lease terms:**

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

**Rent:**

Upon application.

**Rating Assessment:**

We are advised that the rateable value is £10,750 and with a multiplier of 0.499 gives rate payable of £5,364.25.

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:**

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:**

Through Sole Agents, Michael Rogers.  
Tel: 020 8332 7788

Niall Christian  
Tel: 07780 678684  
Email: [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Joshua Thompson  
Tel: 0759 910 7005  
Email: [joshua.thompson@michaelrogers.co.uk](mailto:joshua.thompson@michaelrogers.co.uk)

Subject to Contract February 2025

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

**Regulated by RICS**