

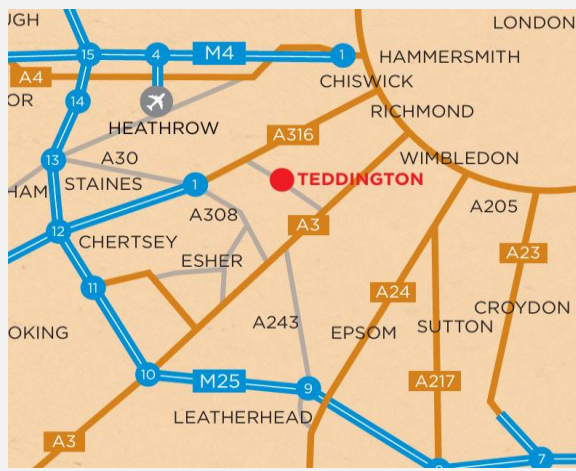
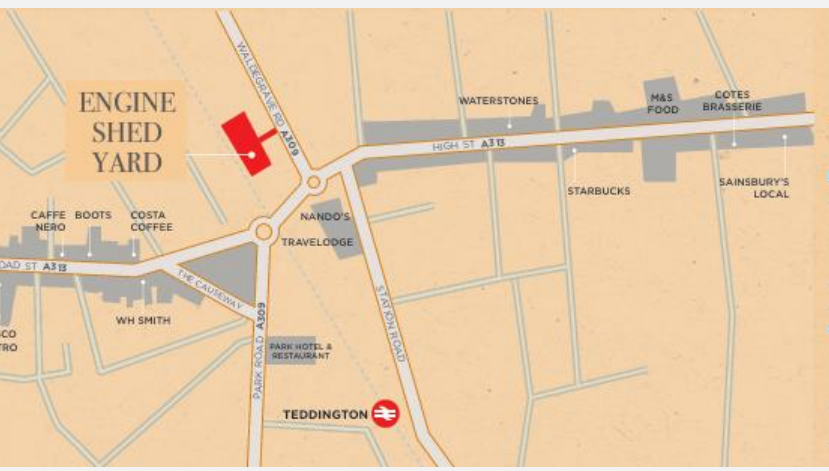


UNIT 1
ENGINE SHED YARD
23 WALDERGRAVE ROAD
TEDDINGTON
TW11 8LA

- * Affluent London Suburb adjacent River Thames
- * Private Gated Courtyard
- * Landscaped communal grounds
- * Approximately 615 sq ft on ground and 1st floor
- *Self Contained Entrance with reception area
- *App enabled security alarm and entry system
- *Fibre Optic Connection
- *Fitted Kitchen and W/C

Flexible Lease Terms available

Available Immediately



Location: Teddington Station 5 min walk
 London Waterloo 35 min train
 M3 Motorway 10 min drive

Description: Gated Courtyard entrance
 Ground floor reception with kitchen
 First floor open plan office

Area: Approx. 615 sq ft
Terms: New flexible lease terms available

Rent: £25 psf exc.

S/C: To be Confirmed

Rates: £12,500 rateable value

EPC: Rated C

Viewing: Strictly by Appointment



Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.
 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Stirling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
 4. All information and correspondence is Subject To Contract