

Our ref: AGA/Is/1 Park Road

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

1 PARK ROAD, TEDDINGTON, MIDDLESEX TW11 0AP

Please find attached the letting brochure for 1 Park Road, where we have a number of high quality suites and fitted floors to let in this striking office building all with parking, as follows:

Floors	Area Sq Ft	Area Sq M	Car Parking Spaces	Rent Per Annum	Business Rates Payable (2026/27)
3rd Floor	1,986	184.5	6	£69,860	RV - £61,500 / RP - £29,520
1st Floor	3,332	309.6	8	£116,620	RV - £93,500 / RP - £44,880
Ground Floor Left Hand Wing	1,120	104.0	3	£39,200	To be reassessed
Total	6,438	598.1	17	£225,680	

The offices are all air conditioned, carpeted and have tea stations with the 1st and 3rd floors being fitted with some part glazed partitioned offices and meeting rooms. Other amenities include:

- VRV air conditioning
- Fresh air handling system
- Raised recessed floors
- Double glazed windows throughout
- Metal tile suspended ceiling
- Recessed LED lighting
- Schindler 10-person passenger lift
- Impressive male and female toilets
- Floor boxes with small power
- Partitioned offices and meeting rooms (1st & 3rd floors).
- Fitted tea station
- Built in Dishwasher and Fridge
- 3 shower rooms
- Disabled toilets and shower room
- Striking reception area
- Feature staircase
- 17 car spaces in total
- Cycle racks
- Fully carpeted
- EPC rating C (53)
- Balcony on 3rd floor



Ground Floor Office



1st Floor Office



3rd Floor Office



The offices are available on new full repairing and insuring leases for terms to be agreed.

If you require any further information please contact Andy Armiger on 020 8481 4741, email andy@cattaneo-commercial.co.uk or Tim Wilkinson on 020 8481 4745, email tim@cattaneo-commercial.co.uk at Cattaneo Commercial.

Yours sincerely,



CATTANEO COMMERCIAL

ONE
PARK
ROAD

TEDDINGTON, TW11 0AP

GRADE A TOWN CENTRE HEADQUARTERS OFFICE BUILDING
2,204 TO 12,420 SQ FT (205 TO 1,154 SQ M) TO LET

ONE PARK ROAD

TEDDINGTON, TW11 0AP

A prominent position ideally situated in the heart of Teddington adjacent to the main line railway station with excellent retail and leisure amenities close by.

DESCRIPTION

The property comprises a prominent 4 storey office building situated in the heart of Teddington town centre.

The building has just undergone a comprehensive back to frame modernisation with all new M&E, toilets, showers, ceilings, passenger lift, roof covering and windows and fenestration to main stairwell.

It provides 4 good sized open plan floor plates, with new full access raised floors and air conditioning. The top floor has a balcony which enjoys far reaching views over Teddington.

There is an impressive reception area approached via new fully glazed entrance doors with a striking open hexagonal staircase with full glass fenestration providing access to the upper floors.

The building also benefits from excellent parking for up to 32 cars on site, with cycle racks and 3 showers. The new 10 person passenger lift serves all floors and the car park so provides disabled access into the building.





SPECIFICATION

One Park Road now benefits from the following new amenities:

- VRV air conditioning
- Raised floors
- Double glazing throughout
- Suspended ceilings
- LED lighting
- Fresh air handling system
- Toilets throughout
- Disabled toilets and shower
- 3 Shower rooms
- 10 person passenger lift
- Good natural light
- 32 on-site car spaces
- Cycle racks

FLOOR AREAS

Floor	sq ft	sq m
Third	2,204	205
Second	3,290	306
First	3,479	323
Ground	3,187	296
Ground reception	260	24
Total	12,420	1,154



