

MODERN TOWN CENTRE OFFICES WITH PARKING  
SUITES FROM 1,296 UP TO 5,964 SQ FT (120.4 TO 555.0 SQM) APPROX

**TO LET**  
ON FLEXIBLE TERMS



MARVAN COURT, 1 WALDEGRAVE ROAD, TEDDINGTON, MIDDX TW11 8LZ





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## LOCATION

The property is located in a prominent position in Teddington town centre. The building sits on the corner junction of Waldegrave Road and High Street, fronting the roundabout. Pizza Express sits directly adjacent to the property, whilst Travelodge and Nando's are located directly opposite.

Teddington's High Street offers a range of national retailers including Starbucks, Boots, Marks & Spencer and WH Smith, in addition to a number of independent stores, boutiques and restaurants including Cote.

The property is within 250 metres of Teddington Railway Station, which is less than 5 minutes' walk.

The River Thames and Teddington Lock are located 0.5 miles to the east of the property and Bushy Park is a similar distance to the south.

## COMMUNICATIONS

RAIL	London Waterloo	35 mins approx
	Richmond	10 mins approx
	Clapham Junction	26 mins approx
	Central London	10 miles approx
ROAD	M3 Junction 1	3 miles approx
	M4 Junction 1	6 miles approx
	M25 Junction 11	10 miles approx
	Heathrow Airport	8 miles approx
AIR	Gatwick Airport	25 miles approx

## DESCRIPTION

The property comprises three pavilion style office buildings set around a central courtyard with a substantial car park beneath which is approached via a gated entrance from Waldegrave Road.

Blocks A and C are both two storey and are physically linked by a single storey area. Block B is 3 storey and sits right on the junction of Waldegrave Road and High Street with its own dedicated entrance and passenger lift.

All the floors benefit from comfort cooling/heating cassettes and have their own kitchens and toilets. The ground floor of Block A also benefits from its own entrance and frontage onto the High Street.

The floors all offer a range of good quality open plan and partitioned office space which benefit from the following amenities:

- VRV comfort cooling/heating cassettes
- Fully carpeted
- Kitchens to all floors
- Good quality partitioning
- Window blinds
- Gas fired central heating
- Suspended ceilings
- Recessed LED (Blocks B & C) and fluorescent lighting
- Own dedicated male and female toilets
- Passenger lift (Block B only)
- Entryphone system
- Good on-site parking - 1 space per floor
- Extra parking available at £100 pcm per space
- Ultra fast broadband available by separate arrangement
- Cycle racks



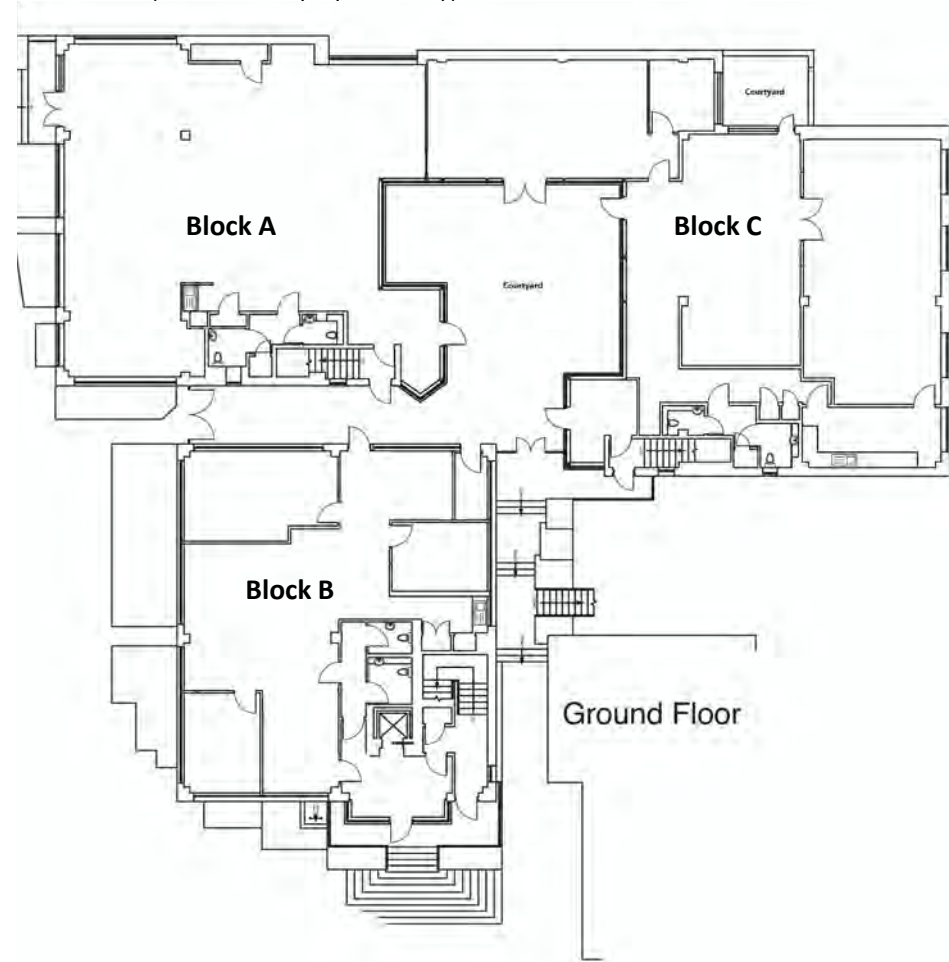
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## ACCOMMODATION

The offices comprises the following approximate net internal floor areas:

DESCRIPTION	SQ FT	SQ M	Availability
<b>Block A</b>			
First Floor	-	-	LET
Ground Floor	1,718	159.6	Available
<b>Total</b>	<b>1,718</b>	<b>159.6</b>	
<b>Block B</b>			
Second Floor	1,421	132.0	Available
First	1,418	131.7	Available
Ground	1,296	120.4	Available
Lobby	111	10.3	
<b>Total</b>	<b>4,246</b>	<b>394.4</b>	
<b>Block C</b>			
First	-	-	LET
Ground	-	-	LET
<b>Total</b>	<b>-</b>	<b>-</b>	
<b>OVERALL TOTAL</b>	<b>5,964</b>	<b>554.0</b>	

## FLOOR PLANS (for indicative purposes only)





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## TERMS

The property is available to let in floors, as whole buildings or the entire development, on new flexible length leases (subject to fixed annual increases) for terms of 6 months upwards.

## RENT

£29.50 per sq ft per annum exclusive.

## SERVICE CHARGE

Blocks A & C estimated at £8.20 per sq ft.

Block B estimated at £9.70 per sq ft.

## BUSINESS RATES

To be separately assessed but estimated to equate to approx £7.75 per sq ft.

## VAT

We are advised that the building is elected for VAT and therefore this will be payable on the rent and service charge.

## EPCs

Block A D (99)

Block B C (68)

Block C C (74)

For further information or to arrange an inspection please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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