

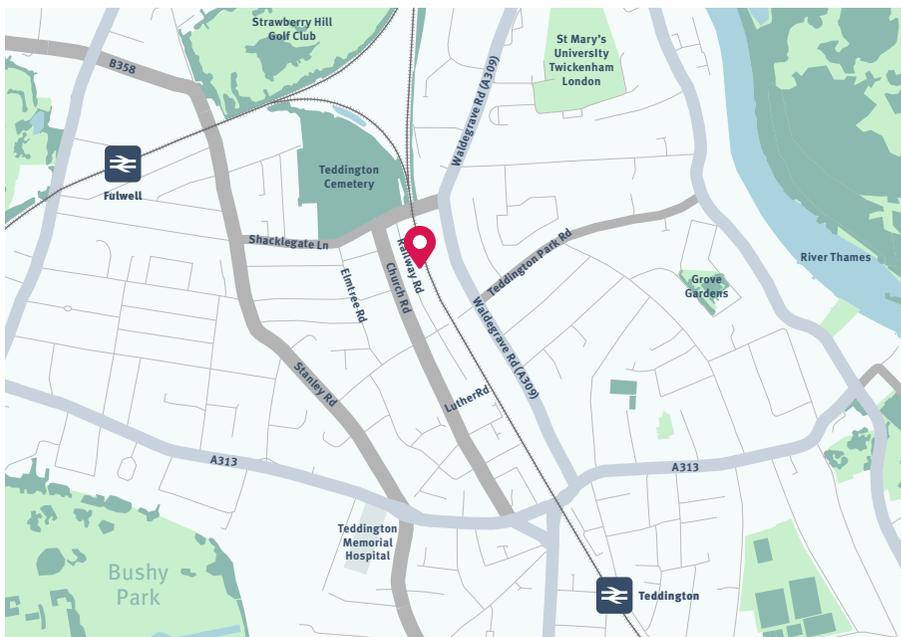
FOR SALE

100 Church Road
Teddington TW11 8QE

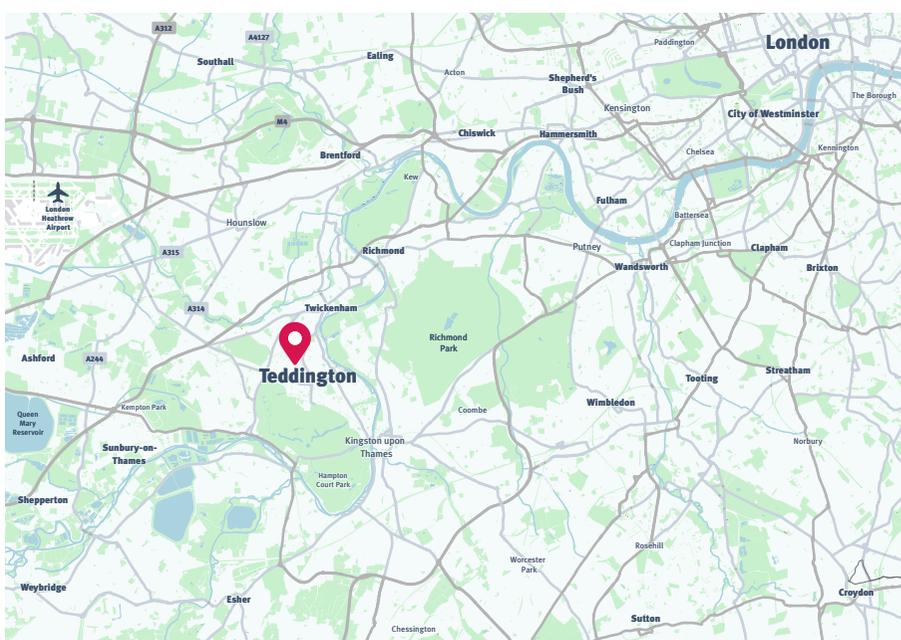
36,660 sq.ft / 3,352 sq.m



FREEHOLD OFFICE BUILDING WITH POTENTIAL FOR A VARIETY OF USES



Site Area 0.59 Acres (0.24 hectares)



LOCATION

Teddington is a South West London suburb located within the London Borough of Richmond upon Thames. Characterised by its residential offering, Teddington is along a meander of the River Thames in between Strawberry Hill to the north, Hampton Wick to the south and Bushy Park to the west.

The Property is located on Church Road, which runs between Broad Street to the south and Shacklegate Lane to the north. There is an access road off Church Road which is shared with some workshop units and ancillary offices. The property may also be accessed off Railway Road to the east at the rear of the property.

Church Road is primarily characterised by residential property. To the north side of the property are workshop units and ancillary offices, opposite the property to the west is St Mary's and St Peter's Church of England primary school and further to the south is a public house.

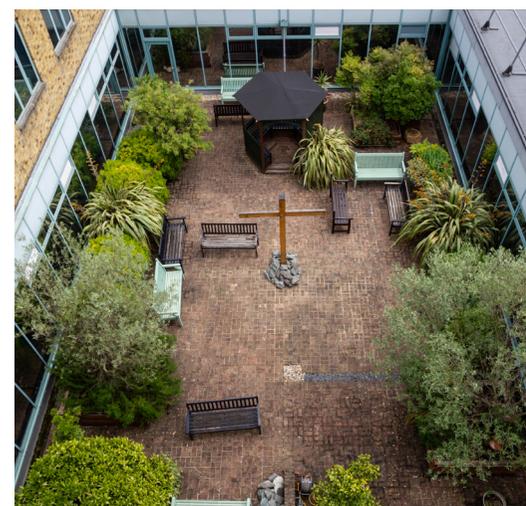


DESCRIPTION

100 Church Road comprises a detached former warehouse building converted to office use with accommodation arranged over ground, first, second and third floors extending to 36,660 sq ft (3,352 sq m).

The property was refurbished throughout in 2016/2017 to include carpet floor tiles and plastered and painted walls and ceilings with the exception of the ground floor which has a painted timber ceiling. The fit-out includes exposed services and air conditioning with a reception entrance and staff canteen on the ground floor. The core services include WC facilities on each floor, a staircase and a passenger lift at the front of the property.

The property includes circa 40 car parking spaces surrounding the building and a secure ground floor garage predominantly used for bicycle storage. The first-floor accommodation wraps around a garden terrace providing outdoor space and allowing for good levels of natural light on the first, second and third floors. There is a further roof terrace on the third floor.





ACCOMMODATION

Floor	Use	Sq Ft	Sq M
Third Floor	Office	3,722	346
Second Floor	Office	7,091	659
First Floor	Office	12,030	1,117
Ground Floor	Office and Reception	12,492	1,161
Garage	Ground Floor Car Parking / Bicycle Storage	1,325	123
Total Net Internal Area		36,660	3,352



TENURE

Freehold. Title Number MX452418

PLANNING

The property is situated within the London Borough of Richmond and is stated neither to be Listed or to be within a Conservation Area. However, the building is included within the area between 90-120 Church Road, Teddington, designated under the Article 4 Directive to remove the permitted development rights for change of use from office to residential. The properties benefit from Class E Commercial Business and Service Use.

EPC

Energy Performance Certificates are available upon request.

VAT

VAT is not applicable.

AML REQUIREMENTS

Prospective purchasers will be required to provide the appropriate information to satisfy current AML regulations when Heads of Terms are agreed.

DATA SITE

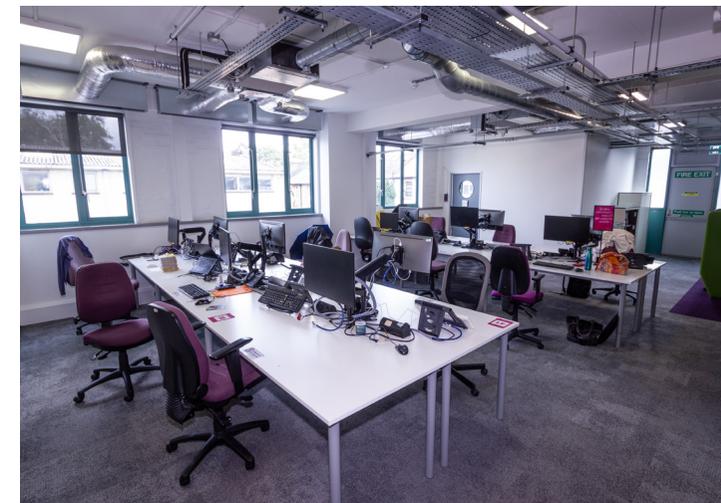
Data site access is available upon request.

Information includes:

- Title Documentation
- Floorplans
- Asbestos Report
- EPCs
- Fire Risk Assessments
- Condition Surveys
- Air Conditioning Inspection Reports

PROPOSAL

We are instructed to offer our clients Freehold interest. Price Upon Application.



Further Information

For further information or to arrange a viewing, please contact the sole agents:



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