



TORRIDON
TEDDINGTON TW11 8QE
100 CHURCH ROAD

**Two Units Remaining 1,695 sq ft and 1,677 sq ft - Suit A Variety Of Class E Uses:
 CAFE | MEDICAL | WELLBEING | VETS | LOCAL RETAIL | F&B**



CONTACT

Viewings are by appointment through the solely appointed agent Torridon.

WILL BIGGART

T 0203 653 0050
M 07881826667
E will@torridon.london

LOCATION

Teddington is an affluent South West London suburb in the Borough of Richmond upon Thames, known for its residential character and riverside setting. The property is located on Church Road, a mainly residential street but nearby are workshop units, offices, St. Marys & St. Peters CE Primary School, Busy Bees Nursery, independant retail and The Abercorn Arms.

The area benefits from strong transport links, with Teddington Station a short walk away, providing regular South Western Railway services to London Waterloo.

DEMISE

We are reconfiguring the four storey premises to create 9 quality units to suit a variety of uses to create a community lead building that benefits from approx 40 pay as you go parking spaces and secure bike storage. A stunning garden terrace atrium and an additional roof terrace on the 3rd. The GIA:

1	281.04 sq m	3,024 sq ft	TERMS OUT
2	157.40 sq m	1,695 sq ft	AVAILABLE
3	155.80 sq m	1,677 sq ft	AVAILABLE
4	1251.60 sq m	13,472 sq ft	UNDER OFFER
5	467.40 sq m	5,029 sq ft	TERMS OUT
6	452.47 sq m	4,872 sq ft	UNDER OFFER
7	218.99 sq m	2,358 sq ft	TERMS OUT
8	373.38 sq m	4,019 sq ft	TERMS OUT
9	89.00 sq m	958 sq ft	TERMS OUT
Total	3,447.08 sq m	37,113 sq ft	

LEASE TERMS

The premises are available on a new effective FRI lease for a term to be agreed.

PLANNING

The premises benefits from Class E planning use.

VAT

VAT is applicable on rent and all other property outgoings.

RENT & SERVICE CHARGE

Upon application.

RATES

Interested parties should verify the figures for themselves through the local authority or by referring to www.voa.gov.uk

EPC

The building is A rated. Full EPC available upon request.



MATRIX STUDIOS

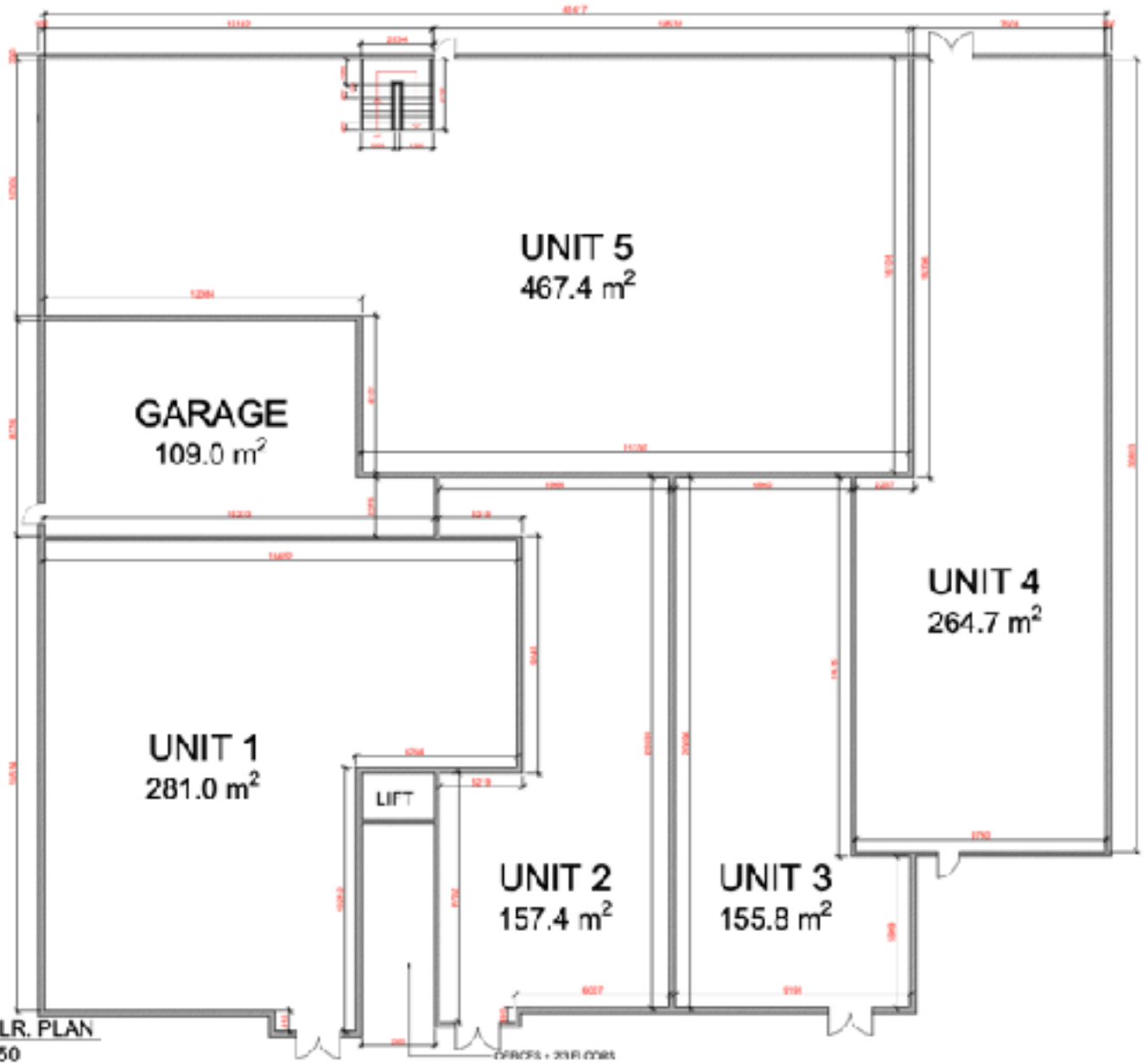




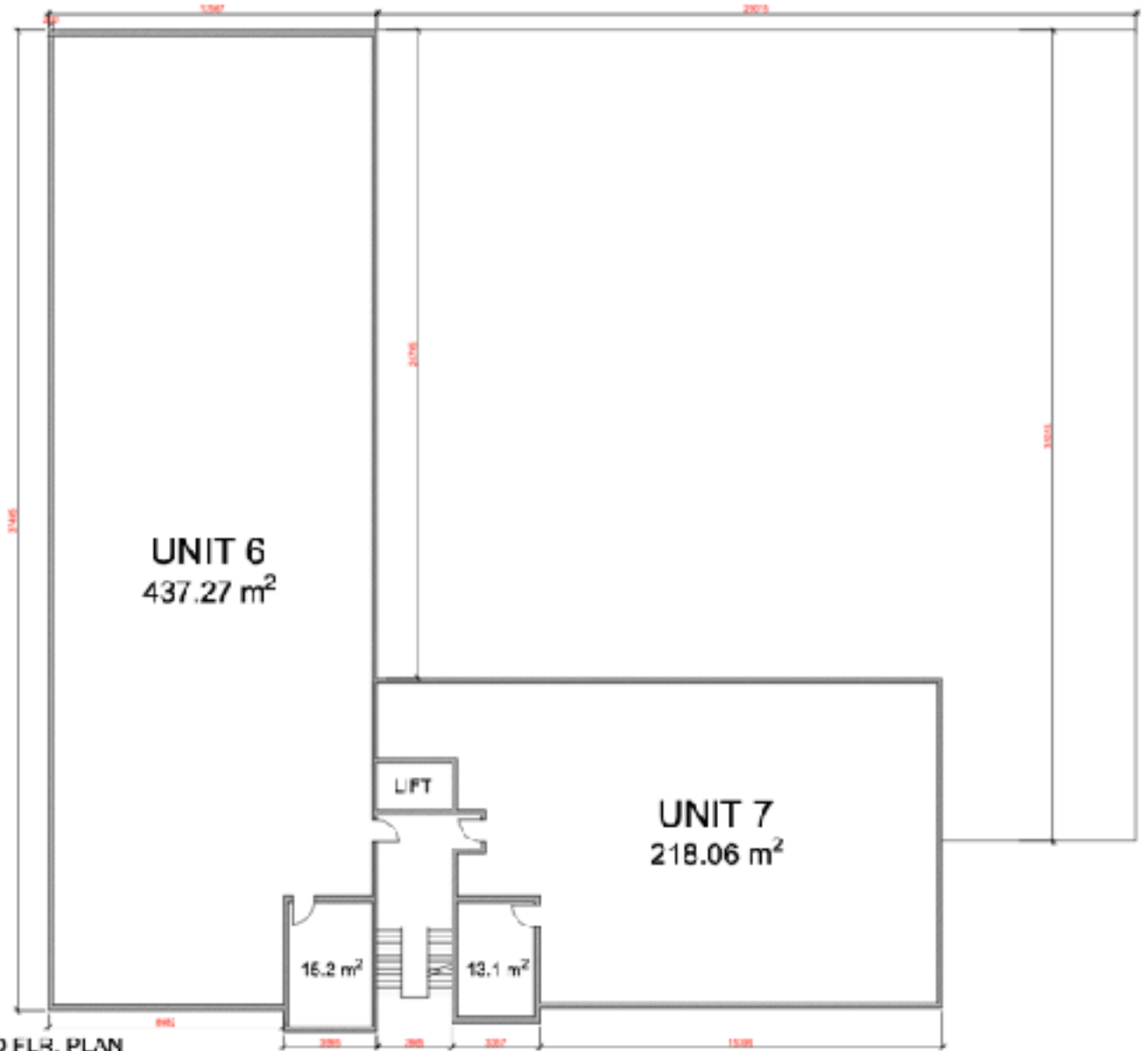
MATRIX STUDIOS



GROUND FLOOR PLAN

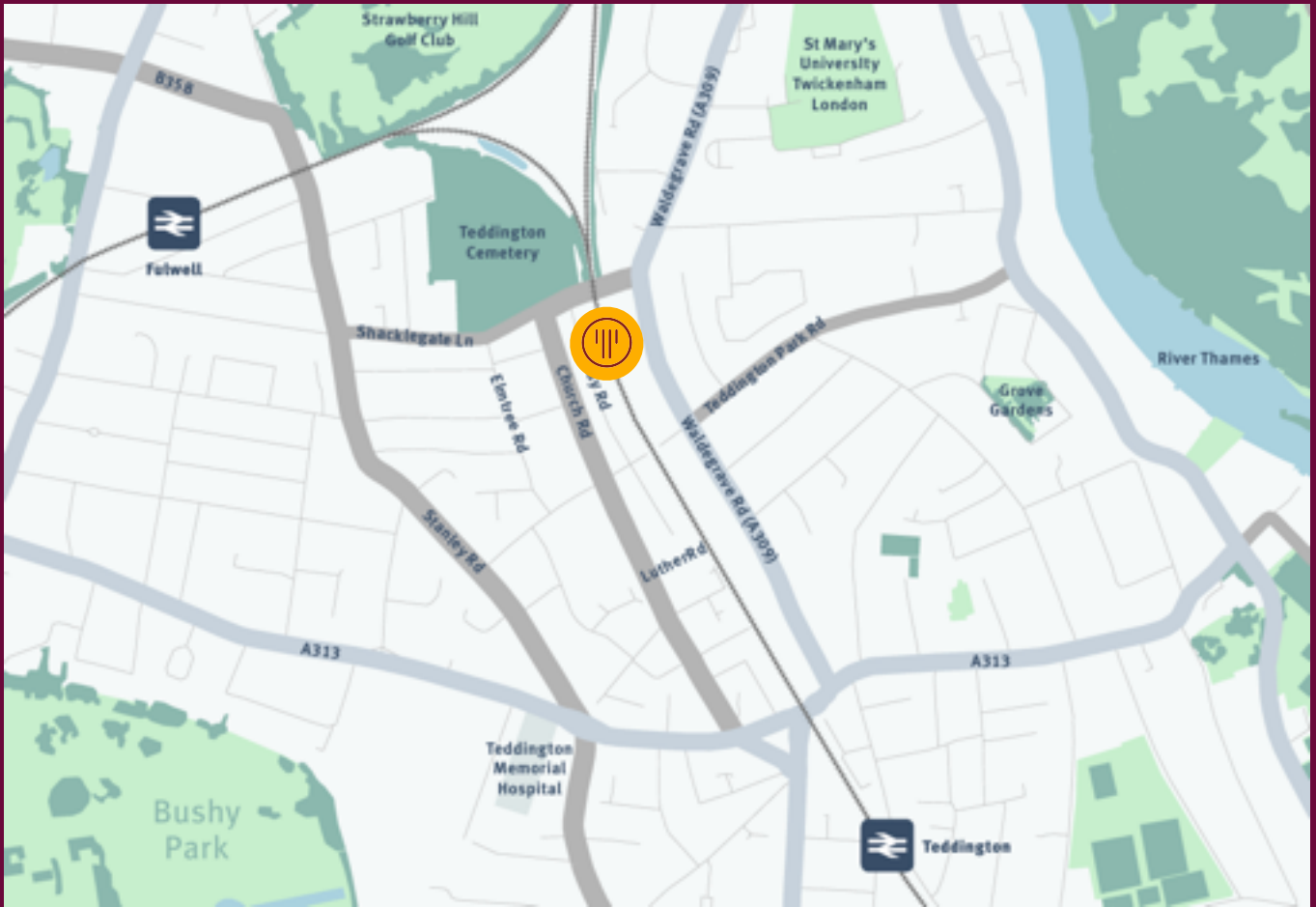


SECOND FLOOR PLAN



3 SECOND FLR. PLAN
SCALE 1:150





IMPORTANT NOTICE: Torridon Real Estate Ltd, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Torridon Real Estate Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

MATRIX STUDIOS

