

**TO LET – ONE OF 3 SUPERB WORK UNITS WITHIN A BRAND  
NEW DEVELOPMENT**



**UNIT 3, PLOUGH LANE, TEDDINGTON TW11 9BN**

- **ATTRACTIVE MEWS STYLE DESIGN**
- **FLEXIBLE OPEN PLAN LAYOUT**
- **SECURE BIKE & BIN STORAGE\***
- **Vehicular access - Entitled to apply for Business Parking Permits**
- **CURRENTLY E(g)iii CLASS USE**
- **WIDER VARIETY of Use within E Class (STP)**
- **AVAILBALE AS 3 INDIVIDUAL UNITS OR AS A WHOLE**

**RENT UPON APPLICATION**

**LOCATION:**

Teddington is a highly affluent suburb located approximately 12 miles to the South West of Central London and 3 miles to the south of Richmond-upon-Thames. Located just off the high street which provides a mix of national and independent retailers, including Marks & Spencer's, Starbucks, Boots and Costa Coffee. Teddington benefits from good road access to the A316 and M3 motorway and Teddington Rail station is within a 5 minutes' walk. The property is situated just off the High street on Plough lane, close to its junction with Field lane.

**DESCRIPTION:**

A newly built immaculate self-contained business unit over the ground and first floors offering excellent natural light. Benefitting from open plan accommodation including a modern designed kitchenette and a spacious separate WC. There will be bike and bin storage available on site currently under construction.

There is potential for a wide variety of alternative uses, subject to planning permission.

Available either as three individual units or as a whole.

**ACCOMODATION SCHEDULE:**

| Floor NIA | M2   | Ft2 |
|-----------|------|-----|
| Ground    | 33.2 | 357 |
| First     | 33.3 | 358 |
| Total     | 66.5 | 715 |

\*based on floorplans by Samcerts Ltd dated 4.6.25

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. The vendor does not make or give, and neither do Featherstone Leigh Commercial or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

## ANTI MONEY LAUNDRY (AML)

The regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity to do with the property.

## TENURE:

Flexible terms offered by negotiation

## RENT:

Upon application

## BUSINESS RATES:

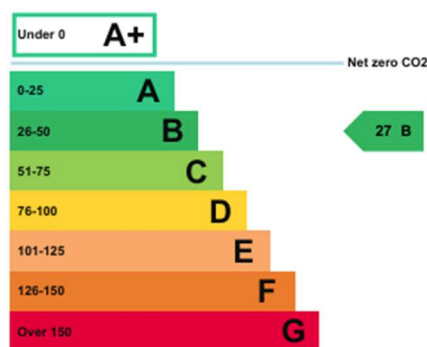
To be assessed.

For confirmation of rates payable, please contact the business rates department of the Royal Borough of Richmond.

## ENERGY PERFORMANCE CERTIFICATE:

Energy Rating: B27

This property's energy rating is B.



## VIEWING:

Strictly by appointment through sole agents, Featherstone Leigh

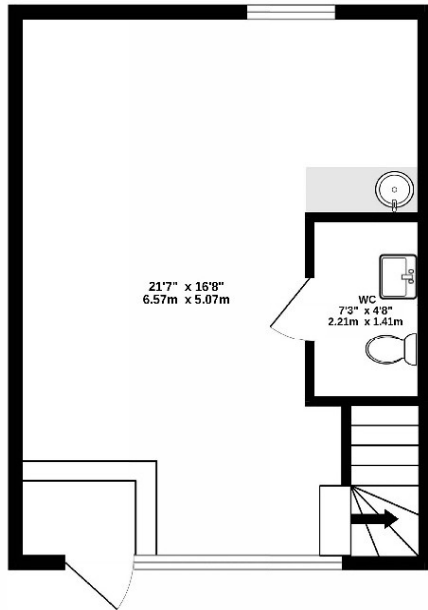
Russell Mann 020 8332 2707 – [rmann@featherstoneleigh.co.uk](mailto:rmann@featherstoneleigh.co.uk)

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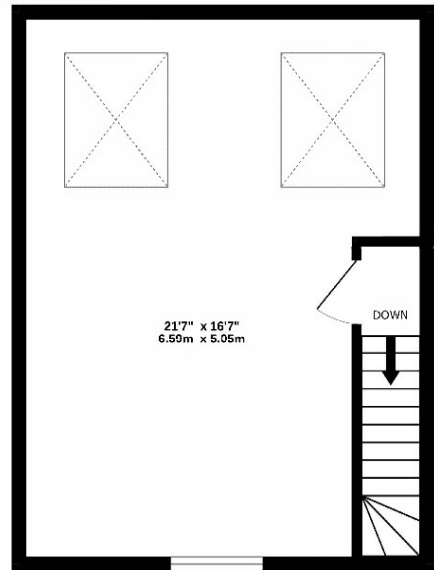


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GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



Unit 3 PLOUGH LANE

TOTAL FLOOR AREA: 715 sq.ft. (66.5 sq.m.) approx. N/A

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62025

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