

FOR SALE



THE MADDISON CENTRE
140 CHURCH ROAD
TEDDINGTON
TW11 8QL

HEALTHCARE FACILITY WITH VACANT POSSESSION IN OCTOBER 2027

- Freehold
- £2,400,000
- Use Class E (e)

LOCATION

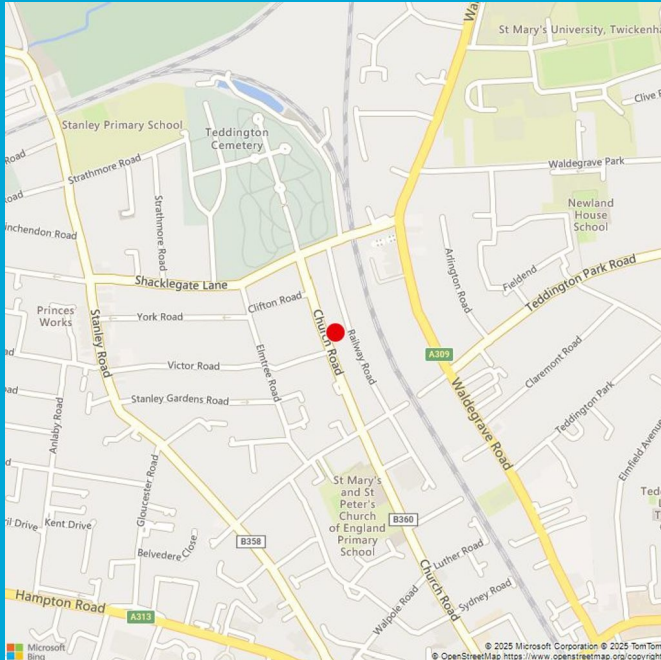
The property is situated to the east of Church Road backing onto Railway Road being approximately 85 metres north of the junction with Somerset Road in Teddington.

Teddington is a highly sought-after riverside town in the London Borough of Richmond upon Thames, renowned for its village charm, excellent amenities and outstanding connectivity to central London. Nestled along the banks of the River Thames, the area offers an appealing blend of leafy residential streets, vibrant high street living and scenic open spaces. The town centre provides an attractive mix of independent boutiques, cafés, restaurants and well-known retailers. For commuters, Teddington railway station (approximately 0.6 miles from the property) offers regular services into London Waterloo, while nearby road links provide easy access to the M3, M25 and Heathrow Airport.

DESCRIPTION

The Maddison Centre is a healthcare facility which is currently occupied by the NHS until October 2027 when they will relocate to alternative premises.

The property would potentially suit a variety of alternative uses, subject to obtaining the required planning consents.



ACCOMMODATION

The property comprises:

Ground floor: circulation entrance, circulation corridor and waiting area, numerous consulting rooms and office along with W.C. for male and female.

Stairs to first floor adjacent to entrance

First floor: Various offices along with W.C. for male and female.

To the front there is a paved parking area offering space for 6/7 cars. To the rear there is a walled garden with side access via a metal gates.

It is understood the total plot extends to circa 0.24 of an acre.

Ground floor	420.03 Sq M	4,521.2 Sq Ft
First floor	231.74 Sq M	2,494.45 Sq Ft
Total	651.77 Sq M	7,015.65 Sq Ft

TENURE

Freehold to be sold with vacant possession available in October 2027. Leaseback to NHS to be agreed from completion to October 2027.

LEGAL COSTS

Each party to bear their own costs in dealing with this transaction.

EPC

C 70 Expires in July 2035

Viewings by appointment only

VIEWINGS

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