

Our ref: AGA/Is/1 Park Road

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

1 PARK ROAD, TEDDINGTON, MIDDLESEX TW11 0AP

Please find attached the new letting brochure for 1 Park Road, where we have a number of high quality suites and fitted floors to let in this striking office building all with parking, as follows:

Floors	Area Sq Ft	Area Sq M	Car Parking Spaces	Rent Per Annum	Business Rates Payable (2026/27)
3rd Floor	1,986	184.5	6	£69,860	RV - £61,500 / RP - £29,520
1st Floor	3,332	309.6	8	£116,620	RV - £93,500 / RP - £44,880
Ground Floor Left Hand Wing	1,120	104.0	3	£39,200	To be reassessed
Total	6,438	598.1	17	£225,680	

The offices are all air conditioned, carpeted and have tea stations with the 1st and 3rd floors being fitted with some part glazed partitioned offices and meeting rooms. Other amenities include:

- VRV air conditioning
- Fresh air handling system
- Raised recessed floors
- Double glazed windows throughout
- Metal tile suspended ceiling
- Recessed LED lighting
- Schindler 10-person passenger lift
- Impressive male and female toilets
- Floor boxes with small power
- Partitioned offices and meeting rooms (1st & 3rd floors).
- Fitted tea station
- Built in Dishwasher and Fridge
- 3 shower rooms
- Disabled toilets and shower room
- Striking reception area
- Feature staircase
- 17 car spaces in total
- Cycle racks
- Fully carpeted
- EPC rating C (53)
- Balcony on 3rd floor

The offices are available on new full repairing and insuring leases for terms to be agreed.

If you require any further information please contact Andy Armiger on 020 8481 4741, email andy@cattaneo-commercial.co.uk or Tim Wilkinson on 020 8481 4745, email tim@cattaneo-commercial.co.uk at Cattaneo Commercial.

Yours sincerely,



CATTANEO COMMERCIAL

ONE PARK ROAD

TEDDINGTON, TW11 0AP



GRADE A TOWN CENTRE HEADQUARTERS OFFICE BUILDING
1,120 TO 6,438 SQ FT (104 TO 598 SQ M) TO LET



A prominent position ideally situated in the heart of Teddington adjacent to the main line railway station with excellent retail and leisure amenities close by.

DESCRIPTION

The property comprises a prominent 4 storey office building situated in the heart of Teddington town centre.

The building underwent a comprehensive back to frame modernisation 8 years ago with all new M&E toilets, showers, ceilings, passenger lift, roof covering and windows and fenestration to main stairwell.

It provides 4 good sized floor plates, with full access raised floors and air conditioning. The third floor has a balcony which enjoys far reaching views over Teddington.

There is an impressive reception area approached via new fully glazed entrance doors with a striking open hexagonal staircase with full glass fenestration providing access to the upper floors.

The building also benefits from good on-site parking for up to 32 cars, with cycle racks and 3 showers. The 10 person passenger lift serves all floors including the ground floor car park, where disabled access is available into the building .





SPECIFICATION

One Park Road now benefits from the following new amenities:

- VRV air conditioning
- Raised floors
- Double glazing throughout
- Suspended ceilings
- LED lighting
- Fresh air handling system
- Tea stations
- Toilets throughout
- Disabled toilets and shower
- 3 Shower rooms
- 10 person passenger lift
- Good natural light
- Good on-site car parking
- Cycle racks
- Balcony (3rd floor only)



Typical floor plan



FLOOR AREAS

Floor	sq ft	sq m	Parking spaces
Third	1,986	185.5	6
Second		Let	
First	3,332	309.6	8
Ground - Right hand wing		Let	
Ground - Left hand wing	1,120	104	3
Total Available	6,438	599.1	17

ONE PARK ROAD

TEDDINGTON, TW11 0AP



LOCATION

Teddington is an affluent and established office location in south west London within the London Borough of Richmond upon Thames. There are good road communications with junction 1 of the M3 and junction 1 of the M4 being approximately 3 miles and 6 miles travelling distance respectively. Heathrow airport is approximately 8 miles from the property.

The local amenities are excellent with Teddington railway station situated nearby to the property which provides a regular rail service to London's Waterloo (approximate journey time of 35 minutes) this also connects with the District Line via Richmond railway station.




There is an extensive variety of shops, restaurants and bars including M&S and Cote situated in Teddington, all located close to the property.

The building sits prominently on the junction of Park Road (A308) and the High Street (A313) immediately adjacent to Teddington railway station which is within a 4 minute walk. Bushy Park is within a mile walk of the property offering a range of leisure pursuits.



COMMUNICATIONS

Approximate distances and journey times from Teddington:

	M3 (J1)	3 miles
	M4 (J1)	6 miles
	Central London	10 miles
	M25 (J10)	10 miles
	Richmond	10 mins
	Clapham Junction	26 mins
	London Waterloo	35 mins
	Heathrow Airport	8 miles
	Gatwick Airport	25 miles



EPC

Rating: C53.

TERMS

Upon application.

VIEWING

Strictly by appointment through the sole agents.

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