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# ENGINE SHED YARD

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23 WALDEGRAVE ROAD  
TEDDINGTON TW11 8LA



BE A PART OF HISTORY - VICTORIAN SPLENDOUR  
SYMPATHETICALLY REFURBISHED INTO A  
CONTEMPORARY SMALL BUSINESS HUB.

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Retained Victorian architecture sympathetically refurbished to create individual two storey units set within a gated landscaped development.

Mellow brick façade and heritage windows lead to open plan, light filled interiors benefitting from outside space.

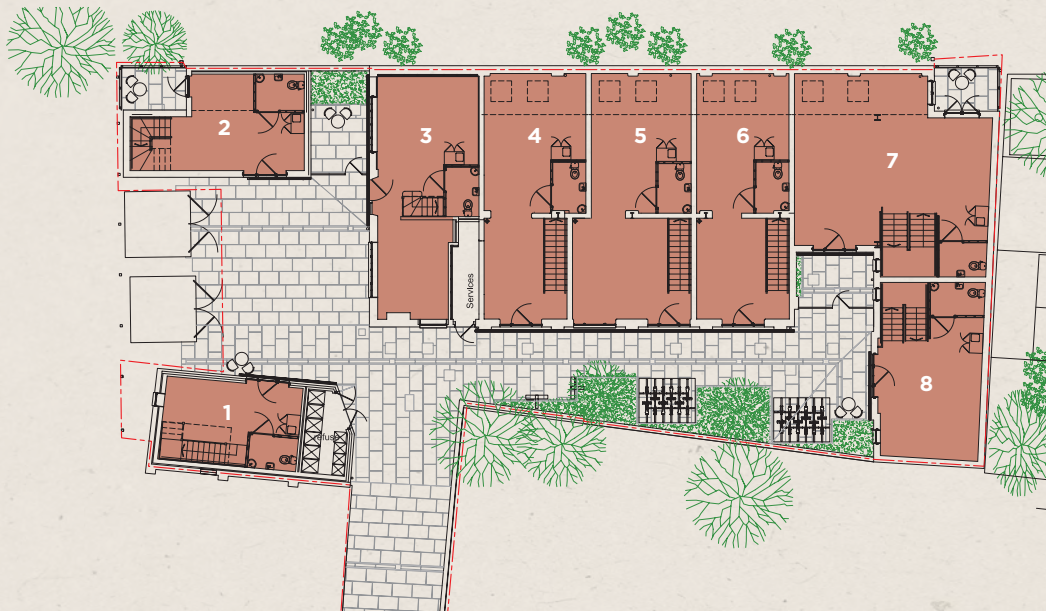
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## GROUND FLOOR



## FIRST FLOOR



## SPECIFICATION

- Self-contained open plan business units
- Each unit benefits from outside space
- Landscaped paved entrance and original Victorian engine part sculptures
- Security entry system
- App enabled & managed security alarm for each unit
- Optic fibre
- WC
- Fitted kitchenette
- LED lighting
- Undercover bike stores
- Professionally managed and maintained

## AVAILABILITY

| Unit         | sq ft (GIA)  |
|--------------|--------------|
| 1            | 615          |
| 2            | 529          |
| 3            | 1,044        |
| 4            | 925          |
| 5            | 1,091        |
| 6            | 925          |
| 7            | 1,376        |
| 8            | 698          |
| <b>Total</b> | <b>7,203</b> |

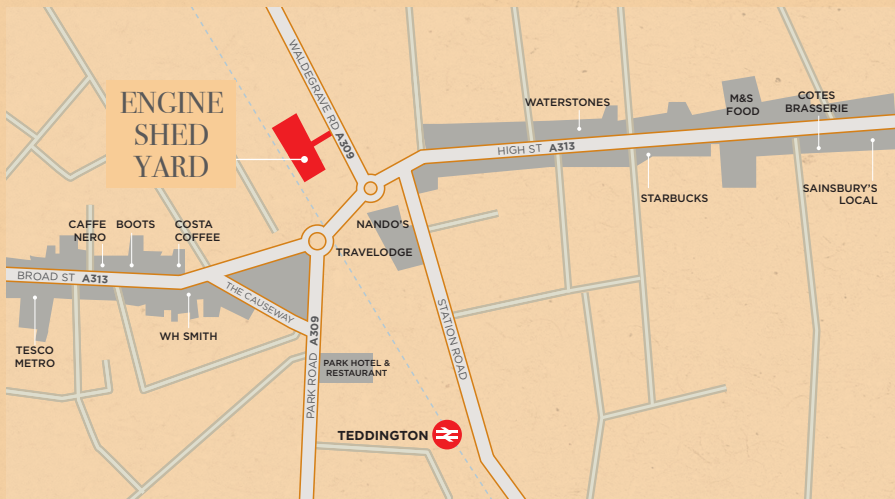
**Units 1-6:** Original façade with brickwork brought back to former glory.

**Units 7 & 8:** New build designed to match existing.



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## LOCATION

Engine Shed Yard is a short walk from Teddington Railway station providing direct services to London Waterloo.

The development is located within close distance to local amenities including M&S, Travelodge, numerous boutiques, restaurants & cafes such as the Fallow Deer, One One Four, Cote Brasserie and Starbucks.

## TRAVEL TIMES

| Road           |          |
|----------------|----------|
| M3 (J1)        | 3 miles  |
| M4 (J1)        | 6 miles  |
| Central London | 10 miles |
| M25 (J10)      | 10 miles |

| Rail             |         |
|------------------|---------|
| Richmond         | 10 mins |
| Clapham Junction | 26 mins |
| London Waterloo  | 35 mins |

| Airports         |          |
|------------------|----------|
| Heathrow Airport | 8 miles  |
| Gatwick Airport  | 25 miles |

Source: Google Maps

## TERMS

Upon application.

## VIEWING

By appointment through the joint letting agents.

**Michael Rogers**  
michaelrogers.co.uk

**Clare Lane**  
e: clare.lane@michaelrogers.co.uk  
m: 07866 622 013

**Chris Bulmer**  
e: chris.bulmer@michaelrogers.co.uk  
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**Stirling Shaw.co.uk**  
020 3105 2256

**Julius de Mattos**  
e: jdemattos@stirlingshaw.co.uk  
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