

TO LET OR FOR SALE ON LONG LEASEHOLD

Employment Generating Planning Uses Only, (i.e. no Residential Considered).

Design & Build for up to 1,340 sq. ft. (124.5 sq. m.) Subject to Planning Permission



**LAND TO REAR OF 185 WALDEGRAVE ROAD
TEDDINGTON, MIDDLESEX, TW11 8LU**

2,210 Sq. Ft.
(205.4 Sq. M.)

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Location

Waldegrave Road (A309) is situated to the north of Teddington High Street (A315), due west of the River Thames and south of the St Mary's University Twickenham campus.

The site sits to the rear of no 185 Waldegrave Road (western side). Note there is pedestrian only access, (no vehicular sites access).

The nearest train station is Strawberry Hill BR station and there are a number of bus routes that serve the locality.

In terms of immediate amenities and facilities, the property is within walking distance of its nearest neighbourhood parade.

The Site

This comprises a broadly regular shaped piece of land, which is accessed to the rear of residential property which fronts the west side of Waldegrave Road. To the western elevation are rail tracks, to the north and east residential property and to the south residential gardens.

The site area comprises approximately 2,210 sq. ft. (205.4 sq. m.).

Proposal

There is an historic lapsed planning consent for the construction of two B1 units (offices/ light industrial) totalling 1,340 sq. ft (124.5 sq. m.) being part of planning Ref 04/1465/ FUL.

Interest is invited for office, light industrial or potentially other employment generating uses, of a similar size to the lapsed planning consented space, being 670 – 1,340 sq. ft., (62.25 – 124.5 sq. m.) which could be carried on without detriment to surrounding residential amenity based upon either:

1. A pre-letting (lease) for a term to be agreed. Our client would propose to seek to reinstate / secure a new planning consent and construct the property in accordance with any transaction, specification and employment use agreed.
2. A sale of the site on a 125 year lease at a notional ground rent, to be subject to periodic review. The client could undertake a design and build construction of the property in accordance with any transaction, specification and employment use agreed.

Car Parking – whilst the site itself has no vehicular access; the client would consider reserving a single car space to the front of the residential property at 185 Waldegrave Road if required.

Terms

On application and by negotiation.

Note: No offers are sought or will be considered for C3 residential use on this land.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

CONTACT

For further information or viewings

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