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# ***FOR SALE/TO LET***

***Mixed use high office content building with  
R&D/Technical & Storage/Dispatch facilities***

***23,795 sq ft (2,210.7 sq m)***

***On site of c.0.73 acres (0.3ha)***

***Alternative uses subject to planning***

***Circa 45 car parking spaces***



***Livingston House  
2 Queens Road  
Teddington TW11 0LB***

**Livingston House, 2 Queens Road  
Teddington TW11 0LB**

**Location:** Teddington is an affluent town situated to the south-west of central London, bordered by Royal Bushy Park and the River Thames at Teddington Lock. The premises are located to the western end of the busy commercial centre at the junction of Broad Street and Queens Road. Major occupiers include Haymarket Publishing and the campuses of the National Physical Laboratory and London Government Chemist. A new Travelodge Hotel is due to open in the town in Spring 2012.

Teddington provides a wide variety of both multiple and specialist retailers, together with a range of restaurants and bars including Bar Estilo, Pizza Express and Chez Gerard. Teddington railway station is approximately 0.5 miles, providing services into London Waterloo. Junction 1 of the M3 is approximately 5 miles, providing access to the M25 and motorway network, and a number of bus routes serve the area.

**Description:** Livingston House is a prominent town centre building offering an impressive mix of offices on the three upper floors, with laboratory/R&D space and a storage and dispatch area on the ground floor. The offices are mostly open plan with a number of high quality glazed offices/meeting rooms and a large balcony leading from the former director's suite on the 3<sup>rd</sup> floor.

**Accommodation:**

Ground Floor:	9078 sq ft (843.4 sq m)
First Floor:	9639 sq ft (895.5 sq m)
Second Floor:	3315 sq ft (308.0 sq m)
Third Floor:	1763 sq ft (163.8 sq m)
<b>TOTAL:</b>	<b>23,795 sq ft (2210.7 sq m)</b>
Site area:	c.0.73 acres (0.3 ha) Site plan attached

**Tenure:** Freehold or on a lease for a term by arrangement.

**Rental/  
Freehold Price:** Upon application.

**Business Rates:** Rateable Value: £303,250  
For confirmation of rates payable please contact the local authority on 020 8891 7725.

**Viewing:** Strictly by appointment with joint sole agents.

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**PLEASE NOTE THE FOLLOWING:-**

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating