



**CUSHMAN &
WAKEFIELD**

**TO LET – Livingston House, 2 Queen's
Road, Teddington, TW11 0LB**



LOCATION

The property is situated within Teddington Town centre, 0.5 miles west of Teddington Station and in close proximity to Bushy Park.

DESCRIPTION

The building comprises a prominent town centre building with accommodation arranged over four stories measuring to approximately 23,795 sq ft.

USE

The property was most recently used as a school but would be suitable for alternative use (medical/ office) subject to planning.

TENURE

The property is available by way of a short-term sub lease or assignment. The property is currently held under a lease expiring May 2040 with a break option in May 2025. The passing rent is £470,000 (£19.75 psf).

LOCATION MAP



TERMS

Available on request

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The Misrepresentation Act 1967.

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