



**LEWIS
&CO**

UNIT 7 PRINCES WORKS

TEDDINGTON, TW11 0RW

WAREHOUSE UNIT TO LET
3,639 SQ FT (338 SQM)

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DESCRIPTION

The subject property comprise ground floor warehouse with brick elevations under a skillion sheet metal roof.

The estate is surrounded by a perimeter fence and secure gate. The estate benefits from having undergone a rolling refurbishment programme over the last 18 months to include the following:

- Overclad of existing roofs.
- Resurfacing of entire yard area.
- Replacement of boundary fencing and gates.

LOCATION

The property is located on the Western side of Stanley Road which connects to the A316 which in turn provides direct access to the M3 and M25 motorways in to Central London.

Fulwell and Teddington railway stations provide direct services into London Waterloo and the property is only 4.8 miles from Heathrow airport.

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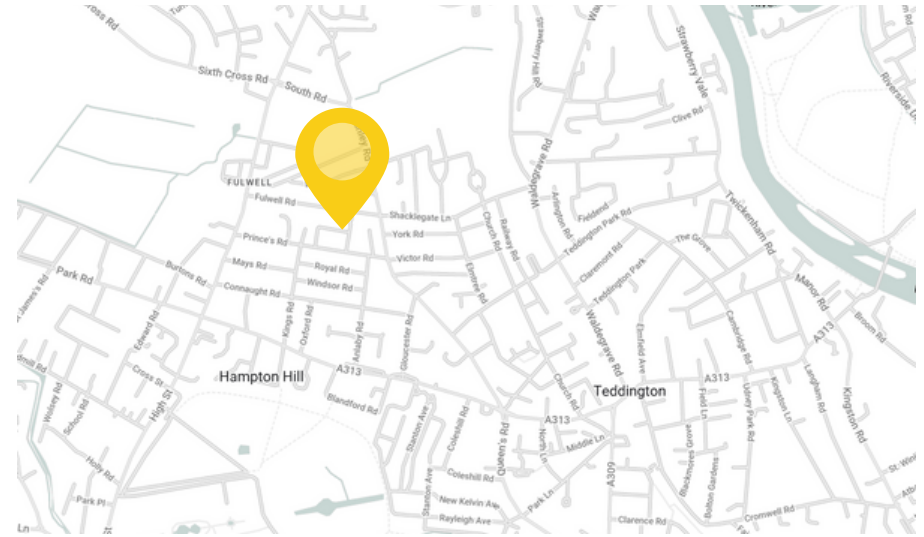


SPECIFICATION

- Demised loading
- 3 phase power
- Car parking
- Roller shutter access

FLOOR AREAS

Unit 7	3,639	338
Total	3,639 sq ft	338 sq m



TERMS

A new lease is available.

RENT

£25 per square foot.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

On application.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

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