

**LEWIS
&CO**



PRINCES WORKS INDUSTRIAL ESTATE

TEDDINGTON, TW11 0RW

REFURBISHED WAREHOUSE UNITS TO LET

2,425-8,818 SQ FT



PRINCES WORKS INDUSTRIAL ESTATE TEDDINGTON, TW11 0RW

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DESCRIPTION

The subject properties comprise newly refurbished ground floor warehouse units with brick elevations under skillion sheet metal roofs. The units can either be taken individually or combined, to create a large 8,818 sq ft self-contained unit.

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:

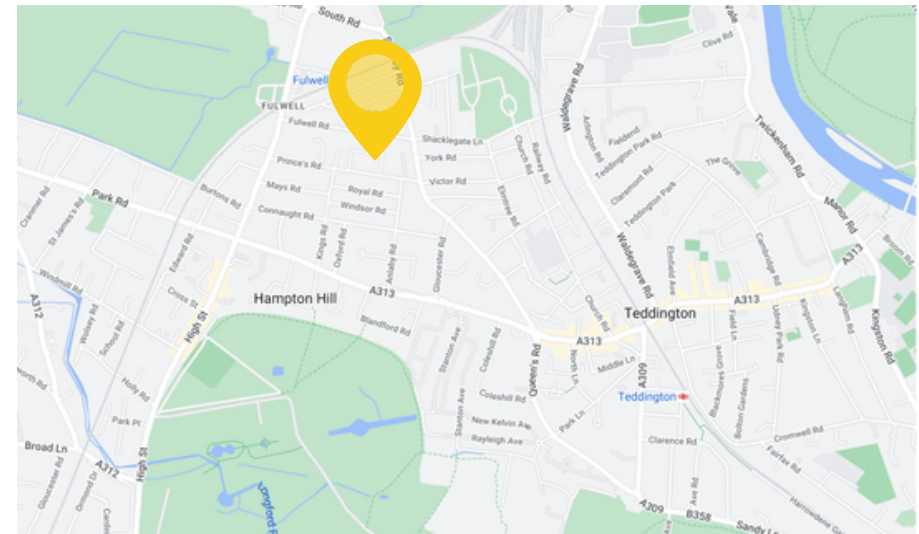
- Overclad of existing roofs.
- Resurfacing of entire yard area.
- Replacement of boundary fencing and gates.

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.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled January 2025.



TERMS

A new lease is available.

RENT

On application.

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.

ALEX LEWIS

alex@lewisco.co.uk
ddi: 020 3940 5575
mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk
ddi: 020 3940 5561
mob: 07563 393 940

COLLINGHAM HOUSE,
6-12 GLADSTONE RD,
WIMBLEDON, SW19 1QT

020 3940 5575
WWW.LEWISCO.CO.UK

SPECIFICATION

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

FLOOR AREAS

| | | |
|--------------|--------------------|-----------------|
| Unit 1 | 2,425 | 225 |
| Unit 7 | 3,639 | 338 |
| Unit 8 | 2,754 | 255 |
| Total | 8,818 sq ft | 819 sq m |