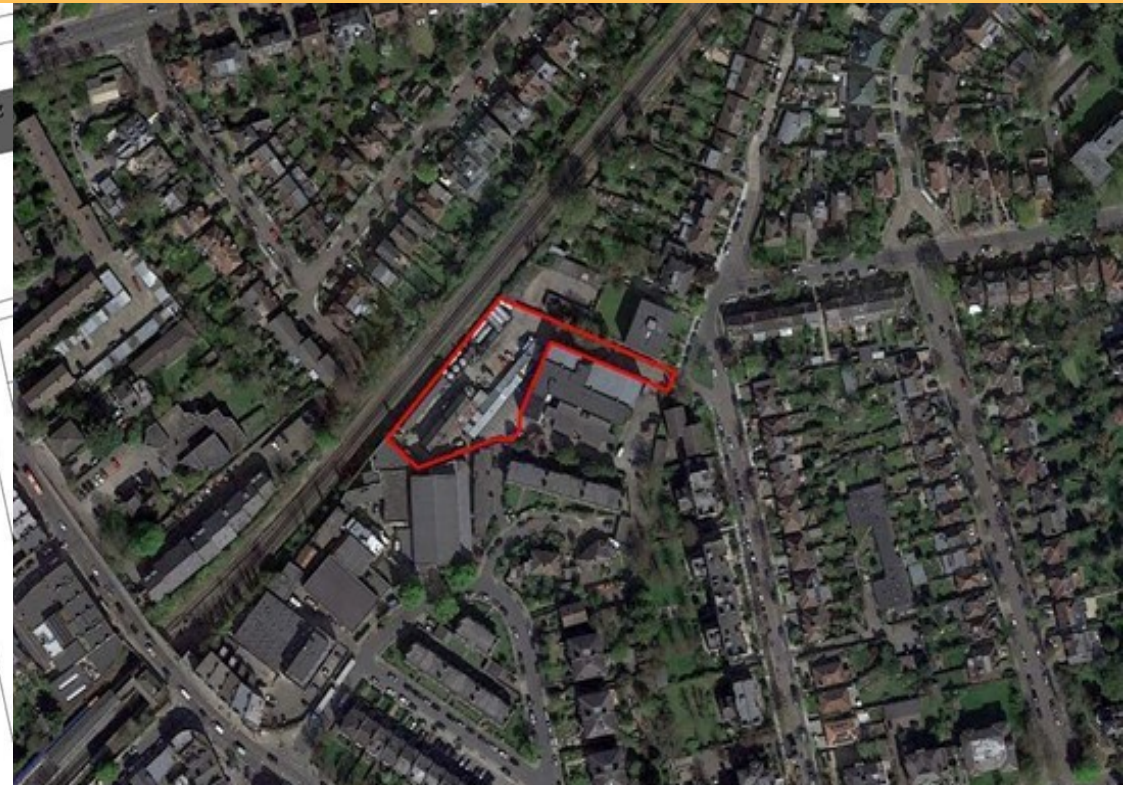
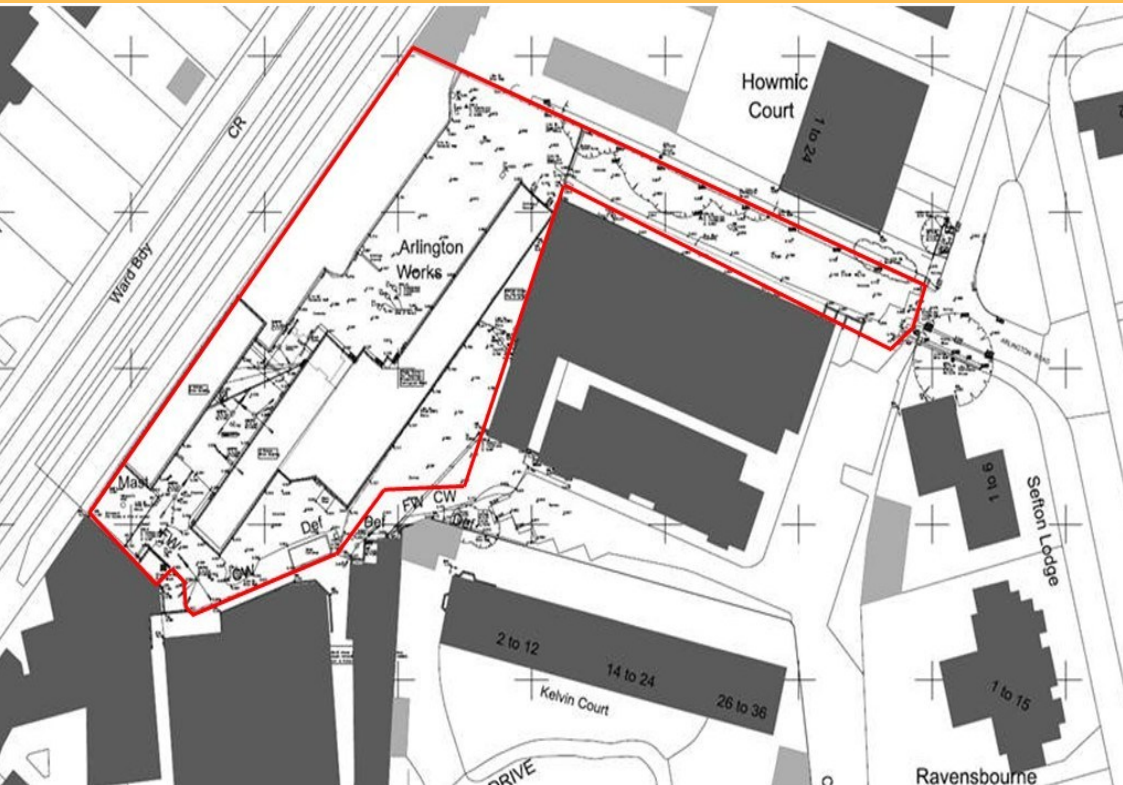


# FOR SALE/TO LET

## ARLINGTON WORKS, ARLINGTON ROAD, TWICKENHAM TW1 2BB

A SELECTION OF WORKSHOP AND STORAGE UNITS WITH AMPLE PARKING



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- A SELECTION OF WORKSHOP AND STORAGE UNITS SUITABLE FOR A VARIETY OF USES
- AMPLE PARKING
- SITE AREA: 0.75 ACRES
- UNITS AVAILABLE FROM 8.5 SQ. M (92 SQ. FT) UP TO 125.4 SQ. M (1350 SQ. FT)
- FLEXIBLE LEASE TERMS

## LOCATION

The site is located in Arlington Road, accessed from St. Margarets Road (A3004), surrounded by predominantly residential properties, bound to the north west by a railway line and to the south west by Twickenham Film Studios.

St. Margarets railway train station is approximately half a mile away providing direct links to London Waterloo via Richmond with a fastest journey time of approximately 31 minutes.

Richmond town centre is approximately 2 miles and the A316 is just under 1 mile providing links to the M3 and motorway network.

Vehicular access to the site is via a long driveway accessed from Arlington Road.

## DESCRIPTION

The site comprises a number of workshop and storage buildings of varying sizes available to let for a variety of uses. Parking is available on site.

## PLANNING

The site is not situated within a conservation area although the two mews buildings located within the southern area of the site are designated as Buildings of Townscape Merit.

Part of the site is a designated waste use.

## BUSINESS RATES

Units are separately rated with further details upon request.

## ACCOMMODATION

Units available from 8.5 sq. m (92 sq. ft) up to 125.4 sq. m (1350 sq. ft).

TOTAL: 872.3 SQ. M (9389 SQ. FT)

**SITE AREA: 0.75 Acres**

## TENURE

Units available on flexible leases with further details upon request.

## RENT

£10 psf

## GUIDE PRICE

£2.5m

## VIEWING

Strictly by appointment through Sole Agents.

**Sharon Bastion**  
[sharon@snellers.com](mailto:sharon@snellers.com)





**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.