

# PRINCES WORKS INDUSTRIAL ESTATE

TEDDINGTON TW11 0RW



**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

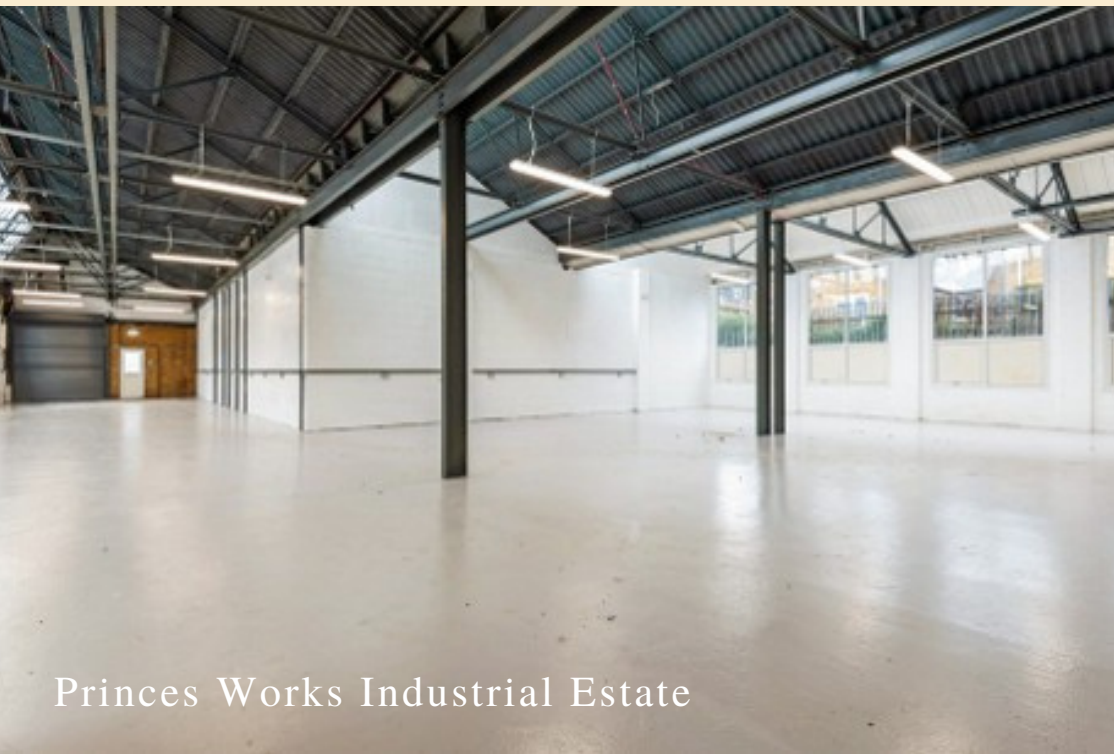
TO LET  
REFURBISHED WAREHOUSE UNITS



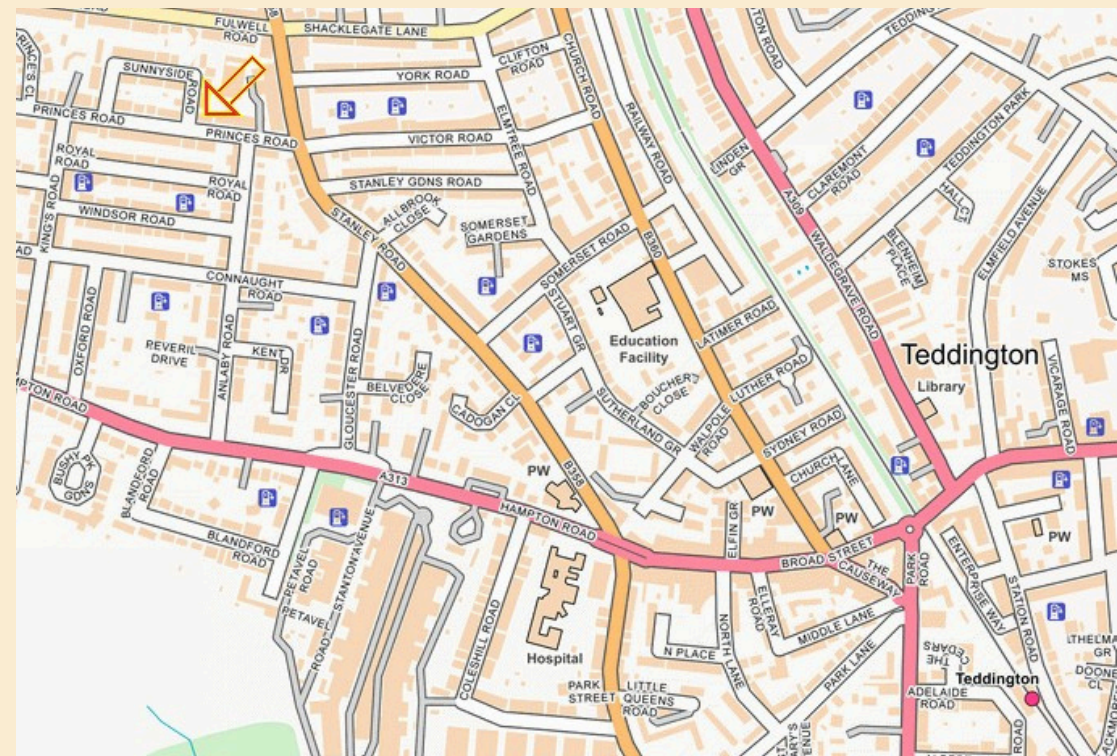


## LOCATION

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.



Princes Works Industrial Estate





# 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.



# AMENITIES

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

# ACCOMMODATION

	SQ. FT.	SQ. MT.
UNIT 1	2425	225
UNIT 7	3639	338
UNIT 8	2754	255
<b>TOTAL</b>	<b>8818</b>	<b>819</b>

## TERMS

A new lease is available.

## RATES

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

## EPC

Available upon application.

## SERVICE CHARGE

On application.

## RENT

On application.



Princes Works Industrial Estate



## CONTACT US

Strictly by appointment through the joint sole agents.



**SCOTT HELYER**  
scott@snellers.com  
020 8977 2204

[www.snellers.com](http://www.snellers.com)



**SAM JOHNSON**  
sam@lewisco.co.uk  
020 3940 5561  
mob: 07563 393 940

**ALEX LEWIS**  
alex@lewisco.co.uk  
020 3940 5575  
mob: 07815 788 825