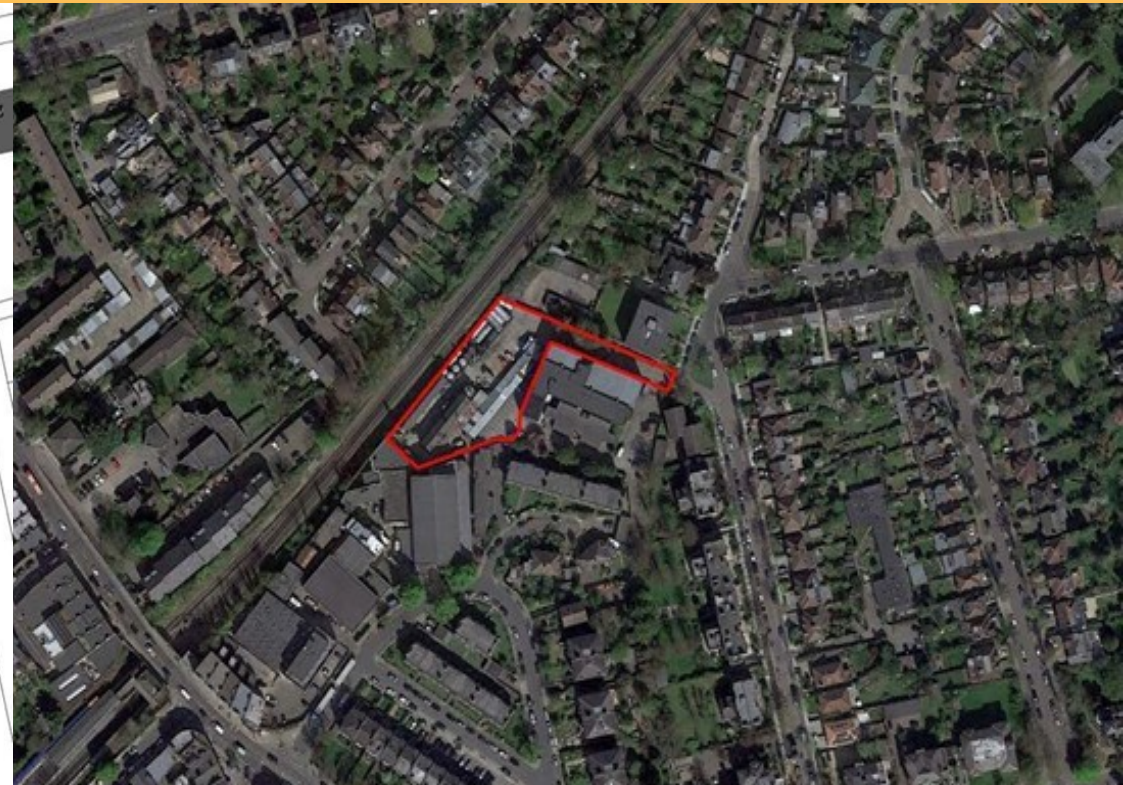
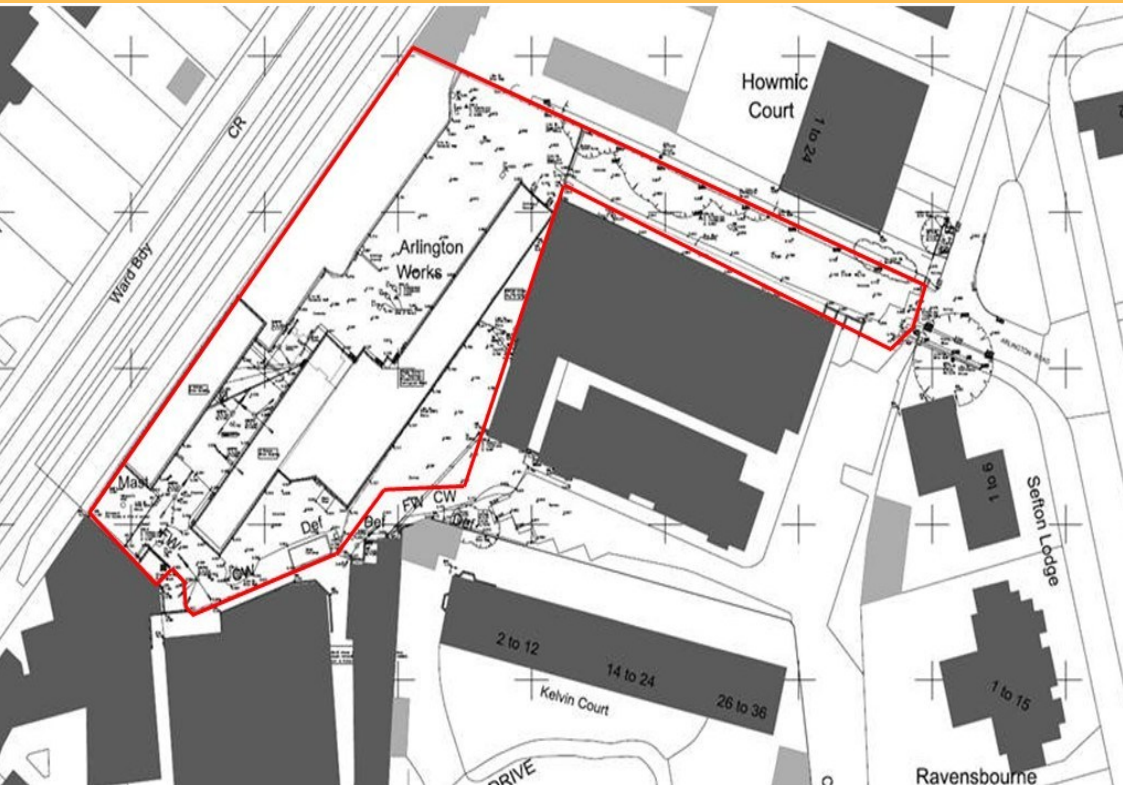


FOR SALE/TO LET

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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
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- 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

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.

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

Tom Batey
Tom.batey@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.

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