

WEYBRIDGE



Brooklands Logistics Park,
KT13 0UZ



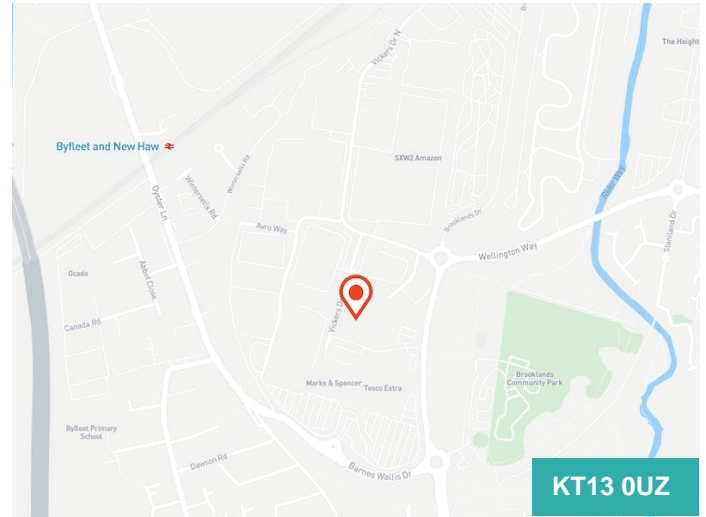
INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

62,548 SQ FT

- Flexible lease terms available
- Situated within the well established Brooklands Industrial Estate
- 2 dock level and 6 level access loading doors on two elevations
- Dedicated car park with 54 parking spaces
- 21,336 sq ft offices/ancillary currently, but potential to reduce
- Site area of 3.07 acres

**FLEXIBLE LEASE TERMS AVAILABLE ON A DETACHED 62,548 SQ.FT
UNIT WITHIN SELF CONTAINED AND SECURE SITE OF 3.07 ACRES**

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Summary

Available Size	62,548 sq ft
Rent	Rent on Application
Rates Payable	£4.75 per sq ft Based on 2023 Valuation
Rateable Value	£580,000
EPC Rating	C (55)

Description

The property comprises a detached logistics/production building of approximately 62,548 sq ft (GEA) set within a self-contained and secure site of 3.07 acres. The main warehouse has 4 level access loading doors and 2 docks along the main loading elevation leading onto a generous secure yard. At the other end of the building, there is an additional good entrance and small yard servicing an additional 2 level access doors.

There are approximately 20,000 sq ft offices/ancillary accommodation within the building which could be retained or potentially reduced. The Landlord is therefore currently considering plans for refurbishment/redevelopment and would welcome all enquiries.

Location

The building is located on Vickers Drive South within Brooklands Industrial Estate, Weybridge, with good access to the A3 (2.8 miles) providing excellent access into SW London, and Junction 10 of the M25 (4.3 miles). Byfleet & New Haw railway station is also only 0.6 miles away by foot.

Viewings

Strictly by appointment through the joint sole agents.

Terms

New lease to be agreed, subject contract.



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