

CHERTSEY



**Unit 3 Fordwater Trading
Estate, KT16 8HG**



INDUSTRIAL / WAREHOUSE TO LET

2,670 SQ FT

- Self-contained unit
- 3 phase power
- Ground and first floor offices
- Undergoing refurbishment
- Minimum eaves height 2.85m
- 10 car parking spaces

Industrial / Warehouse Unit with Parking - To Let

vailwilliams.com



KT16 8HG

Summary

Available Size	2,670 sq ft
Rent	£42,000 per annum
Rates Payable	£4.53 per sq ft Based on 2023 valuation
Rateable Value	£24,250
EPC Rating	C (73)

Description

Unit 3 provides a self contained ground floor industrial warehouse unit with excellent visibility on Ford Road, Chertsey. The unit benefits from cellular offices on the first floor (388 sq. ft.) and a small office to the front of the ground floor. The unit is currently undergoing redecoration works and benefits from 10 car parking spaces, as well as a side loading door.

Location

The property is situated in the well-established Fordwater Trading Estate, Ford Road, Chertsey. Chertsey Town centre is approx 2 miles from the property.

The M25 junction 11 is approximately 1½ mile from the property which provides access to the national motorway network and Heathrow Airport, which is approximately 6 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	2,670	248.05	Available
Total	2,670	248.05	

Specification

Self-contained unit
10 car parking spaces
3 phase power
Minimum eaves height 2.85m
Undergoing refurbishment
Ground and first floor offices

Viewings

Viewings to be arranged strictly through sole agents. Please contact us to arrange an inspection.

Anti Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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