WEST BYFLEET

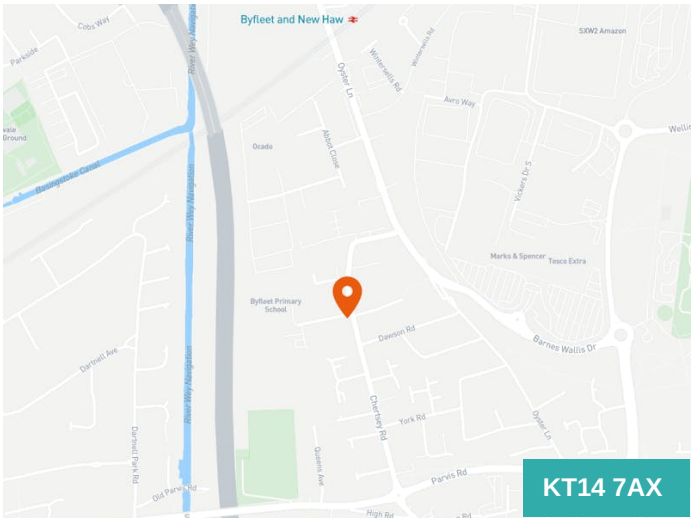
Unit 1B, Chertsey Road Industrial Estate, KT14 7AX

INDUSTRIAL/LOGISTICS / TRADE COUNTER / TRADE COUNTER / SHOWROOM / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

10,026 SQ FT

- The unit has been comprehensively refurbished including a new roof
- Well located from the A3 providing access to the M25
- Eaves height of 3.6m rising to 4.32m
- New insulated, electric up and over loading door
- Ground floor office & W/C facilities
- 3 phase power
- On-site parking for 7 spaces
- EPC B

Rare industrial leasehold opportunity in the mix of good industrial occupiers



Summary

Available Size	10,026 sq ft
Rent	Rent on application
Business Rates	All applicants are advised to make their own enquiries through Woking Borough Council billing authority.
Service Charge	£0.48 per sq ft
EPC Rating	C (57)

Accommodation

The accommodation comprises the following areas (GIA):

Name	sq ft	sq m	Availability
Unit - Warehouse/Industrial	10,026	931.45	Available
Total	**10,026**	**931.45**	

Description

The unit consists of a steel portal frame warehouse with a new up and over loading door, ground floor office, storage room to the rear and on site parking.

The unit has been comprehensively refurbished throughout including a new roof, metal cladding and new supporting steels. The unit benefits from refurbished office space, W/C's and a kitchenette area as well as three-phase power, parking to the front of the unit with additional car parking available in the adjacent car park.

Location

The property is located within the popular Byfleet industrial area on Chertsey Road which is accessed via Oyster Lane (A318). The A3 is approximately 3 miles to the east via the A245 Byfleet Road, Junctions 10 and 11 of the M25 are approximately 4 miles and 3 miles respectively.

Viewings

Strictly by appointment through the sole agents.

Legal Costs

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

Anti-Money Laundering

To comply with Anti-Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

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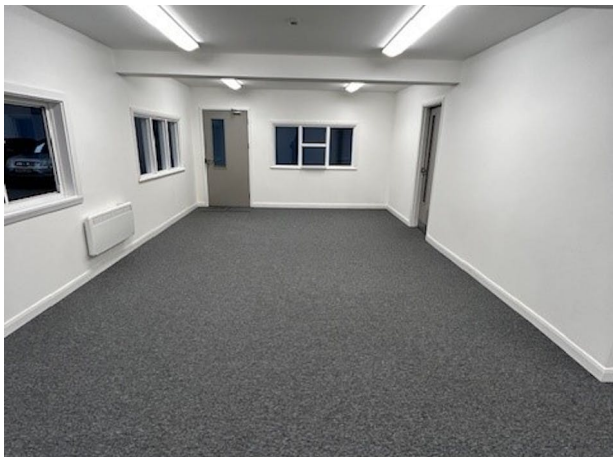

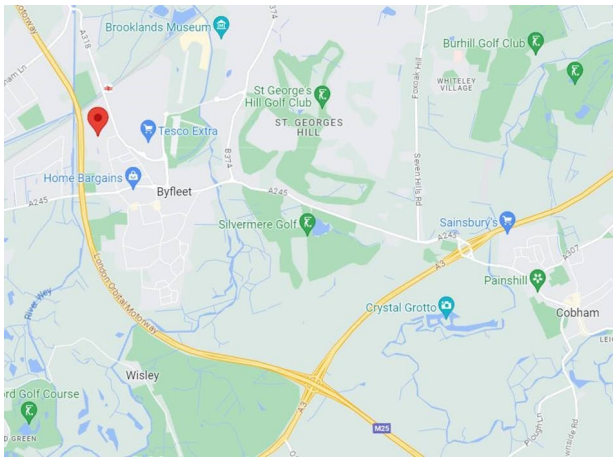
Brooklands Museum
Burhill Golf Club
WHITELEY VILLAGE
St George's Hill Golf Club
ST. GEORGES HILL
Tesco Extra
Home Bargains
Byfleet
Silvermere Golf
Sainsbury's
Painshill
Cobham
Crystal Grotto
Wisley
M25
A3
A245
A318
B374