



Unit 8&9

Trackside Business Centre, West Byfleet, KT14 7NR

**Good quality
warehouse/industrial unit in
established location.**

11,838 sq ft
(1,099.79 sq m)

- Great road connections
- 16 Car parking spaces
- Shared yard
- 5.25m eaves
- 2 Loading doors

Summary

Available Size	11,838 sq ft
Rent	Rent on application
Rates Payable	£78,810 per annum This an estimate. Currently assessed together with an adjoining premises
Rateable Value	£142,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

Description

Unit 8&9 Trackside have been combined to provide a single high quality industrial/warehouse unit. Benefiting from 2 loading doors and a generous parking ratio the unit also offers an office and staff welfare area.

The eaves height is 5.25m and there are High Bay LED Strip lights throughout together with a 3 phase power supply.

Location

Trackside Business Centre is situated in a prominent location fronting Byfleet Road and is adjacent to Byfleet & New Haw railway station.

The A3 which is accessed via the A245 is approximately 3 miles to the south east.

The property is equidistant (4 miles) from junctions 10 and 11 of the M25. The estate sits within the wider Byfleet industrial area which is home to a number of national occupiers.

Viewings

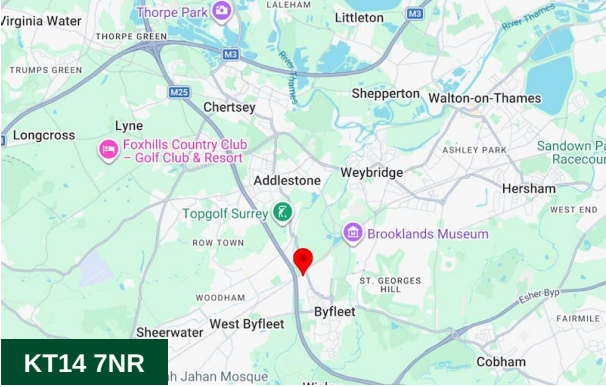
Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

Terms

The property is available by way of an assignment of the existing lease which expires in August 2031.

Alternatively a sub lease will be considered or it may be possible to take a new lease for a longer term directly from the landlord.



Viewing & Further Information



Matthew Seary
01256 578049 | 07950 464618
matthew@derwenthillside.co.uk

