

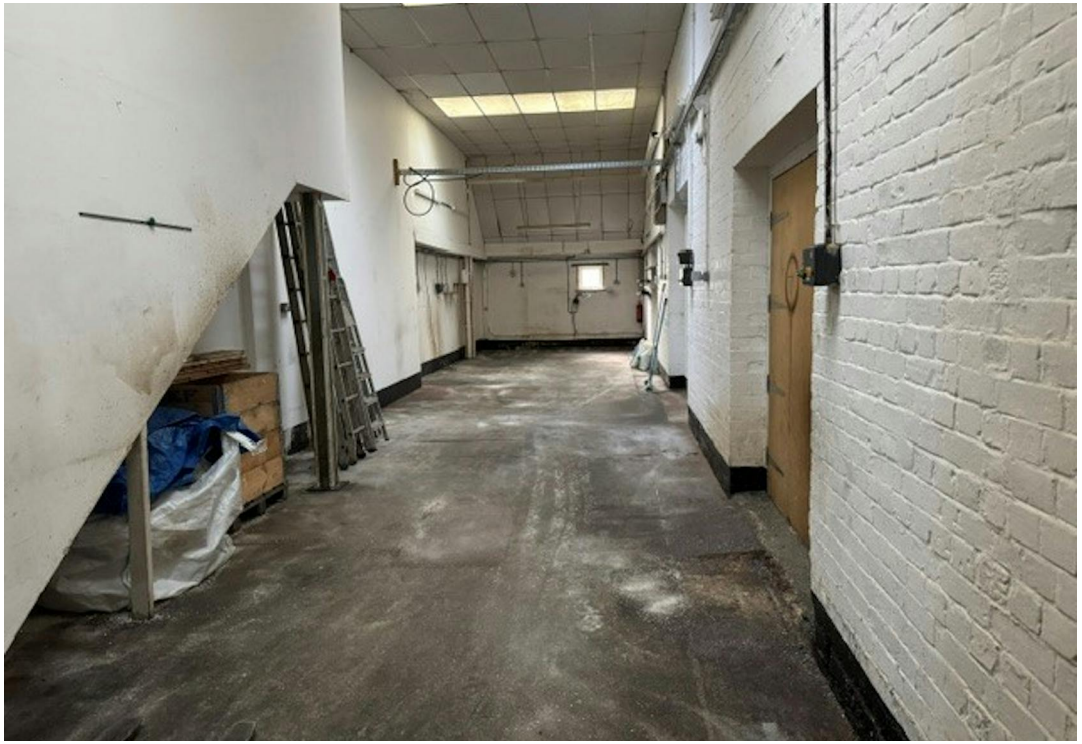
Owen Isherwood
CHARTERED SURVEYORS

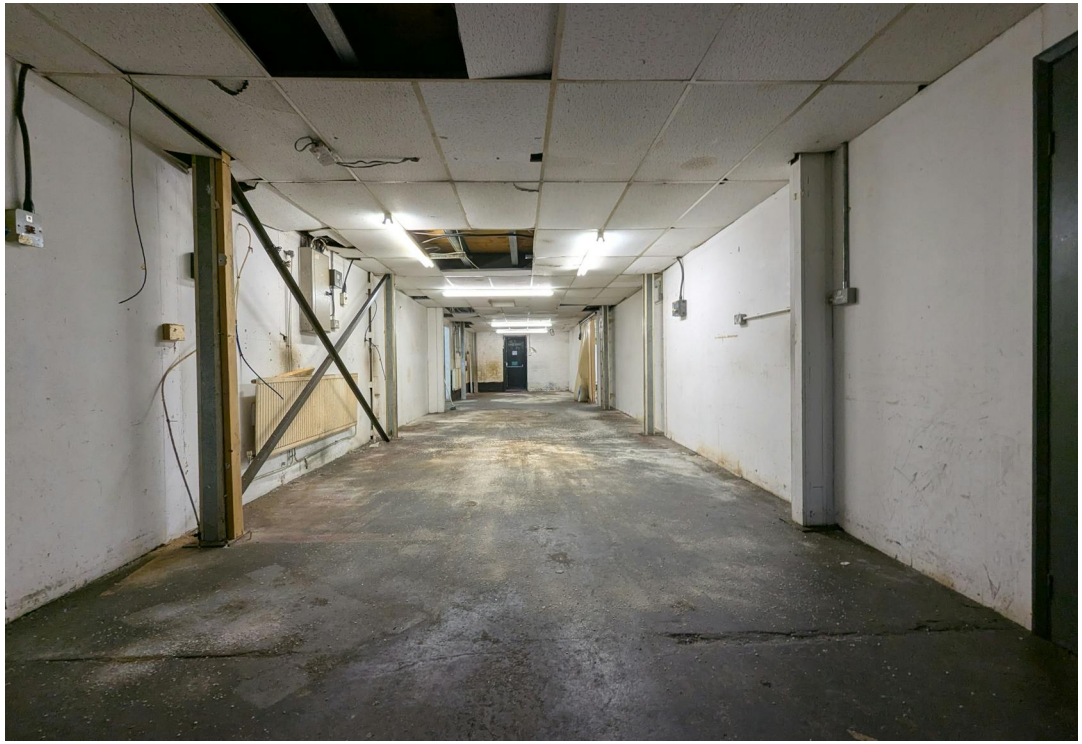
Unit 1a, 1 & 2 Kings Road, Addlestone, KT15 3BG

TO LET / FOR SALE | 3,423.46 SQ FT (318.05 SQ M)









Location

These industrial units benefit from a strategic position within a well-established commercial area. Just minutes from Junction 11 of the M25, the site offers excellent road connectivity to London, Heathrow Airport, and the wider South East. Addlestone town centre and train station are also close by, providing convenient access for staff and logistics.

Description

The mainly single-storey property features rendered and painted external walls under a pitched roof, with a spacious internal layout comprising a large workshop and adjoining storage area to the rear. Units 1a – 2 occupy the rear half of the site.

The units benefit from 3-phase power, fluorescent tube lighting throughout. Ideal for owner-occupiers or investors seeking versatile industrial space in a well-connected location.

Accommodation

Name	sq ft	sq m
Building	2,470	229.47
Building - Storage	285.46	26.52
Mezzanine	668	62.06
Total	**3,423.46**	**318.05**

Terms

New Lease

Rent

£12.50 per sq ft

Price

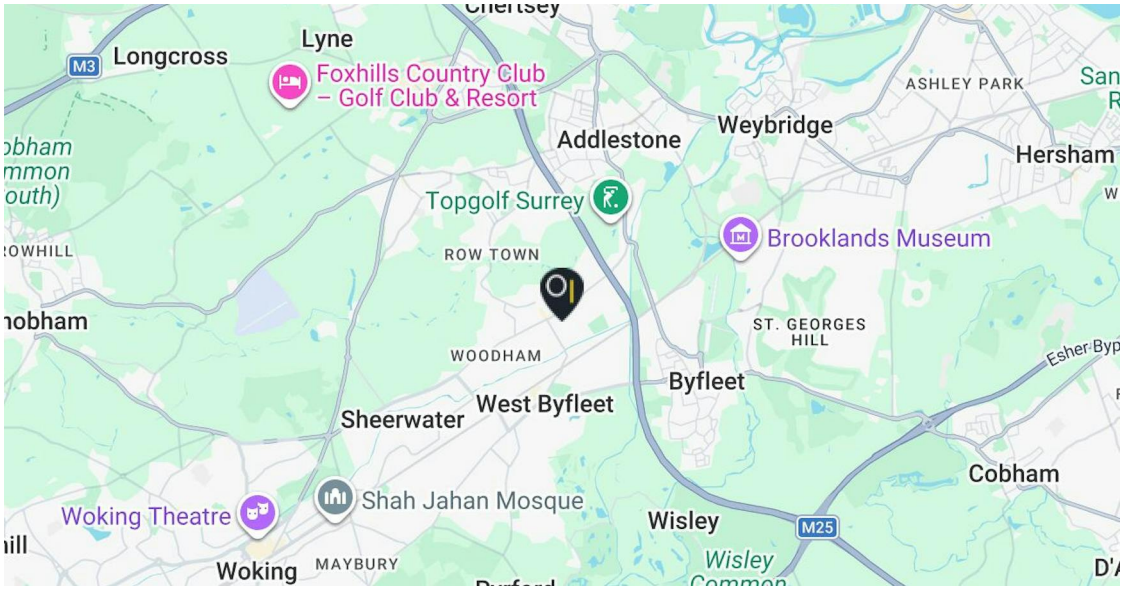
£310,000

Business Rates

TBC

Legal costs

Each party to bear their own legal costs incurred in the transaction.







Contact

Adam Fenney
T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated