Owen Isherwood
CHARTERED SURVEYORS

103 Spinney Hill, Addlestone, KT15 1AZ

FOR SALE | 3,337.46 SQ FT (310.06 SQ M)

Class E Light Industrial

Owner Occupier Industrial Unit

- Self-contained commercial property
- Vehicle workshop with roller shutter access
- Ancillary office / reception accommodation
- Forecourt providing parking and operational space
- Prominent roadside position on Spinney Hill
- Close to Addlestone town centre
- Good access to the M25

Location

The property is located approx 1 mile from Addlestone town centre and 0.9 miles from M25 Junction 11, providing excellent access to the wider Surrey road network. The surrounding area comprises of roadside commercial and residential properties. Addlestone town offers a range of retail and leisure amenities. Addlestone, Weybridge and West Byfleet Railway Station are all located nearby providing services into Central London.

Description

The building provides a single-storey industrial unit with smaller flat roof extensions to the rear, constructed with brick elevations beneath a pitched steel truss roof. The rear section comprises a workshop with ancillary offices, storage and WC facilities. The front section, fronting Spinney Hill, is divided between office accommodation and a workshop/warehouse. Externally, the property benefits from numerous parking spaces available at the front, side & rear of the building.

Accommodation

Name	sq ft	sq m	Availability
Ground - Front Unit	1,572.82	146.12	Available
Ground - Rear Unit	1,764.64	163.94	Let
Total	**3,337.46**	**310.06**	

Price

£595,000

EPC

E (103)

Business Rates

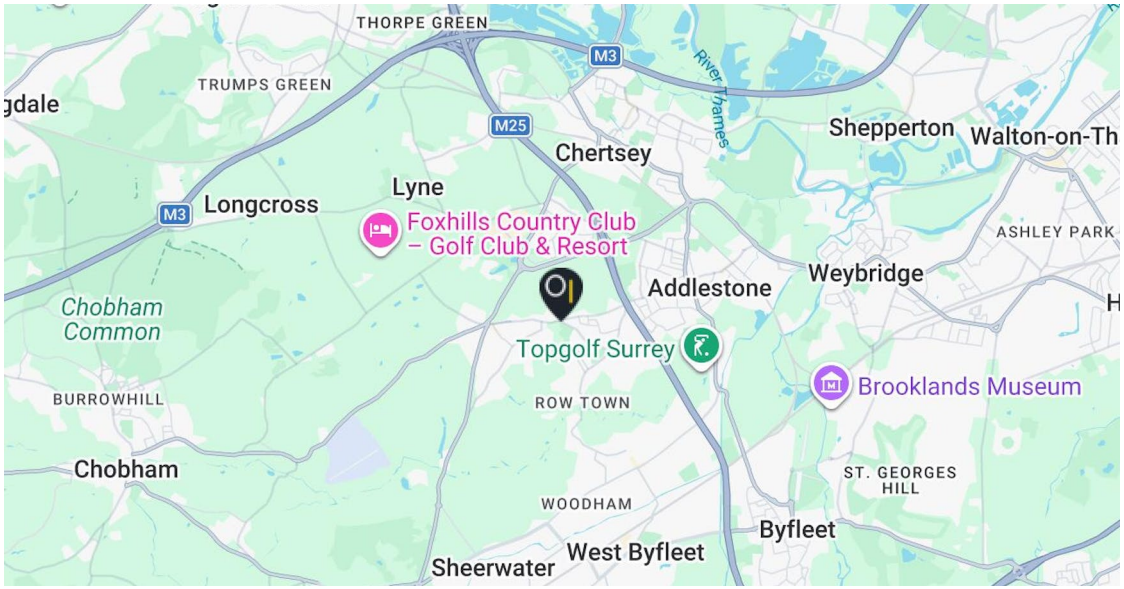
Q Motors: Rateable value £21,750
103A: Rateable value £12,500
103B: Rateable value £7,400

Lease

The rear workshop on Hare Hill side is let to Q Motors Workshop Ltd on a 3-year lease at £17,650 per annum, commencing 1 May 2025.

Legal costs

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



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