

PROPERTY PARTICULARS

TO LET

Hilltop Farm Lyne Lane Lyne Chertsey Surrey

KT16 0AN



Modern, Flexible, Clean, Business Space

2,875 sq ft (267 sq m)

- **Suitable for Offices, R & D, Clean Workshop, or Storage**
- **Excellent parking**
- **Tranquil rural setting**
- **Flexible lease terms**



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleasecodeew.co.uk>

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LOCATION

Lyne is situated midway between Chertsey and Egham town centres and close to Virginia Water with its local shops and railway station. Hilltop Farm fronts Lyne Lane. Access to the motorway network can be gained at Junction 11 of the **M25** Motorway at Chertsey approximately 2 miles away.

DESCRIPTION

The property comprises a detached Business unit situated on an established business complex. The unit is of block-work construction clad externally with timber to give a rustic appearance, under an insulated profiled steel-clad roof incorporating translucent panels and is self-contained with its own staff and WC facility. The accommodation is arranged over ground with a mix of open plan and individual space, while the first-floor level is open plan. The unit is suitable for office, R & D, workshop or storage purposes.

Internally the majority of the unit is fitted to an office standard with ceilings incorporating low energy lighting. Heating is provided by an air source heat pump system. Thirteen amp power distribution. Access is provided by 2 pairs of double doors from the courtyard.

ACCOMODATION

Ground Floor	1,425 sq. ft. (132.48 sq. m.)
First Floor	1,450 sq. ft. (134.69 sq. m.)

Total **2,875 sq.ft. (267.6 sq. m.)**

TENANCY TERMS

The property is available to let on a new lease on flexible terms by arrangement. Rent upon application.

LEGAL COSTS

The tenant is to be responsible for both parties' legal costs incurred in the transaction.

VAT

Unless otherwise stated rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

EPC

Energy rating TBC

BUSINESS RATES

The tenant will be responsible for the business rates.

VIEWING

Strictly by prior appointment through sole agents:-

Potter Associates

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