NORTH FORTUNE
ASSET MANAGEMENT

FOR LEASE: Prime Industrial / Warehouse Unit in Byfleet, Surrey

120b Oyster Lane, Byfleet, West Byfleet, KT14 7JQ

A Strategic Opportunity for Trade, Retail & Distribution

An exceptional opportunity to lease a prominent industrial/warehouse unit in the heart of Byfleet's established commercial area. Positioned with immediate access to the M25 (Junction 11), this location is perfectly suited for trade counters, retail operations, builders' merchants, or distribution hubs seeking to dominate the affluent North Surrey market.

Property Overview



The premises comprise an industrial / warehouse unit of steel portal frame construction with part profile cladding elevations beneath an insulated pitched roof. Access to the warehouse is gained via two electric loading doors serviced by a dedicated loading bay and secure gated yard. The unit features a ground floor office and showroom space to the front. Parking is located on the estate, with the unit benefiting from 3 phase power and a max height of 6.7m.

Accommodation

Area	SQ FT	SQ M
Warehouse	4,946	459.49
Ground Floor Office / Showroom	791	73.48
TOTAL	**5,737**	**532.97**
Approx. Front, Side & Rear Yard	4,224	392.42

All measurements are approximate and on a gross internal basis (GIA) in accordance with the RICS code of measuring practice.

Amenities

- Secure gated yards
- Allocated parking
- Min eaves 4.m rising to 6.7m
- 3 Phase power
- Gas
- 2x Electric roller shutter doors
- Loading bay
- WC's
- Translucent roof panels
- Concrete floor
- Ancillary office / showroom with LED lighting