



Unit 4A

Service Road, Addlestone, KT15 2HT

Small warehouse/industrial unit

778 sq ft

(72.28 sq m)

- Self-contained industrial unit
- Two manual roller shutter doors
- Mezzanine floor
- Three phase power
- Two allocated parking spaces
- Kitchen & W/C

Summary

Available Size	778 sq ft
Rent	£18,000 per annum
Rates Payable	£3,283.20 per annum based on 2026 valuation
Rateable Value	£7,600
Service Charge	adhoc
VAT	Not applicable
EPC Rating	C (74)

Description

The property comprises a self-contained unit arranged over ground floor accommodation with a mezzanine level above. It benefits from two manually operated roller shutter doors, a 3-phase electricity supply, and two allocated parking spaces.

Location

Addlestone is a popular Surrey town located approximately 20 miles southwest of central London and lies approximately 1 mile from Junction 11 of the M25 motorway.

Woking, Chertsey and Weybridge are all within 1 mile of the town and Guildford lies approximately 10 miles to the south. Addlestone train station is only a 2-minute walk and provides a regular and fast service to Waterloo with an approximate journey time of 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	389	36.14	Let
Mezzanine	389	36.14	Let
Total	778	72.28	

Terms

The unit will be available direct from the landlord on a new full repairing and insuring lease for a term to be agreed.

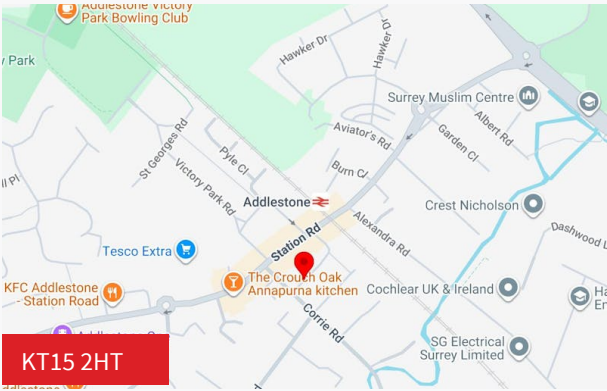
Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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