Industrial / Warehouse

TO LET

CURCHOD&CO



Unit 6, Trade City, Avro Way

Brooklands Business Park, Weybridge, KT13 0YF

Modern warehouse/industrial unit

2,250 sq ft

(209.03 sq m)

- Steel portal frame with profile metal cladding elevations
- Electric roller shutter loading door 4.8m high
- Clear warehouse height of 6.8m
- Floor loading of 37.5kN/m2
- Three phase power
- 4 car parking spaces
- Suitable for B1/B8 uses
- First floor offices

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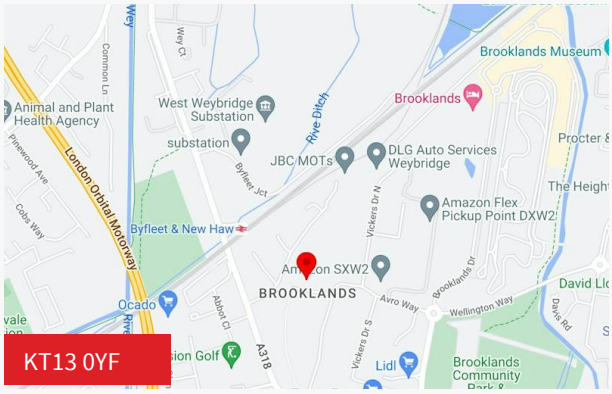
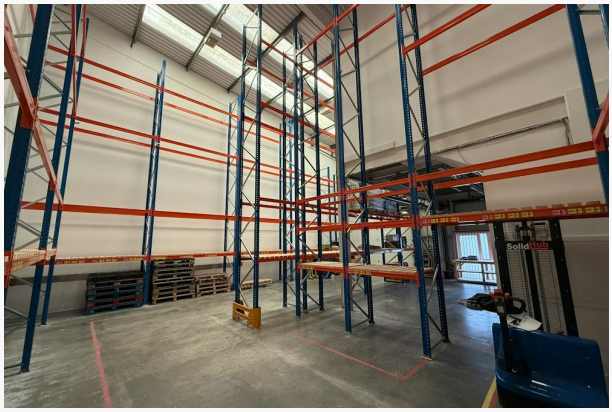
Summary

Available Size	2,250 sq ft
Rent	£45,000 per annum Exclusive
Rates Payable	£17,172 per annum
Rateable Value	£39,750
Service Charge	£0.62 per sq ft
EPC Rating	D (91)







Description

Unit 6 comprises a mid terrace light industrial/warehouse unit on the ground floor with offices at first floor level.

The premises have been built to a high specification and benefit from excellent access/loading and car parking. The fitted offices have CAT 2 lighting, gas fired central heating and perimeter trunking. The building also benefits from an entry phone system and 4 car parking spaces.

Location

Trade City, Brooklands, Weybridge is situated on Avro Way on the established Brooklands Industrial Estate. The estate is located off the A3 (approximately 3 miles) which provides direct access to Central London and Junction 10 of the M25.

Byfleet and New Haw mainline railway station is within half a mile of the scheme with a journey time of 40 minutes to London Waterloo.

Accommodation

The property has been measured on the basis of the Gross Internal Area and the approximate areas are as follows:

Name	sq ft	sq m
Unit - Warehouse	1,794	166.67
1st - First Floor Office/Storage	456	42.36
Unit - Total Area	2,250	209.03

Terms

The premises are available by way of a new lease directly from the landlord.

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.

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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