Industrial / Warehouse

TO LET

CURCHOD&CO



Unit 3 Oyster Park

Chertsey Road, Byfleet, KT14 7AX

Modern industrial/warehouse unit

3,701 sq ft

(343.83 sq m)

- Minimum clear internal height 6.7m
- Electronically operated roller shutter door 3.5m high
- Fully fitted first floor offices
- Floor loading 30kn per m.sq.
- B1(c), B2 and B8 uses
- 24 hour access and use
- 6 car parking spaces

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Summary

Available Size	3,701 sq ft
Rent	£77,750 per annum
Rates Payable	£28,320 per annum
Rateable Value	£59,000
EPC Rating	C (61)

Description

The unit is a modern mid terrace industrial/warehouse unit, benefitting from fully fitted offices at first floor level with parking and loading to the front of the unit.

Location

Oyster Park is located in Chertsey Road, which connects to Oyster Lane (A318). Worcester Park is within 4 miles of both Junctions 10 & 11 of the M25. Byfleet and New Haw mainline railway station which provides a 40 minute journey to London Waterloo is within 500 metres.

Amenities are provided by the nearby Tesco and M&S stores and Mercedes Benz World other local occupiers include Fed Ex, Big Yellow Self Storage and Broughtone of Surrey

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,729	253.53
1st - Offices	972	90.30
Total	**3,701**	**343.83**

Terms

The premises are available by way of a new full repairing and insuring sublease for a term to expire in May 2028. A new lease directly from the landlord may be available subject to negotiation.

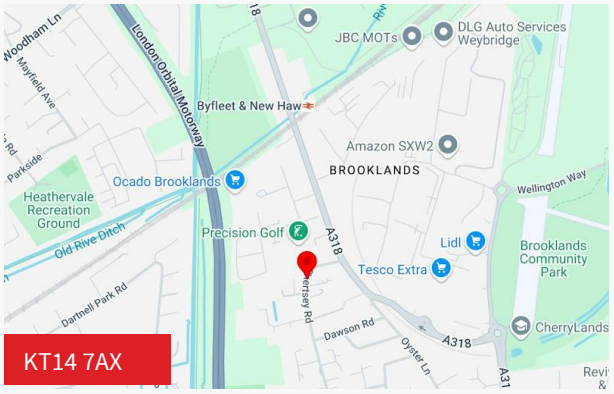
Anti Money Laundering

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.

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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