



Unit 1A

111 Chertsey Road, Byfleet, KT14 7AX

Industrial Warehouse/Distribution/Storage To Let

10,117 sq ft

(939.90 sq m)

- Located within the Chertsey Road Industrial Estate
- 3 phase power
- Internal ancillary office comprising 1,120 sq. ft with kitchen & w/cs
- minimum eaves height of 3.7m
- Electric roller shutter door (5.1m width 4.275m height)
- On-site parking

Summary

Available Size	10,117 sq ft
Rent	£182,500 per annum
Rateable Value	£151,000 Based on 2026 valuation.
Service Charge	Service charge details can be provided upon request.
EPC Rating	B (49)

Description

The property provides recently refurbished warehouse/storage accommodation within a well positioned commercial estate. The property benefits from an electric roller shutter door, 3.7 metre minimum eaves height and an internal office block of 1,120 sq. ft providing operational functionality with both male/female and a disabled w/c. There is on-site parking located at the front of the unit.

Location

The property is well positioned within the Chertsey Road Industrial Estate which is accessed via Oyster Lane (A318). The A3 is approximately 3 miles to the east which provides access to the motorway network and adjoining M25. Junctions 10 and 11 of the M25 are approximately 4 miles and 3 miles respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial	8,997	835.85	Available
Ground - Office	1,120	104.05	Available
Total	10,117	939.90	

Viewings

Viewings to be arranged through the sole agents Curchod & Co.

Terms

Available as a sub-lease until the tenant break date of 2nd May 2029. Thereafter available as a new lease for a term to be agreed, direct from the Landlord.

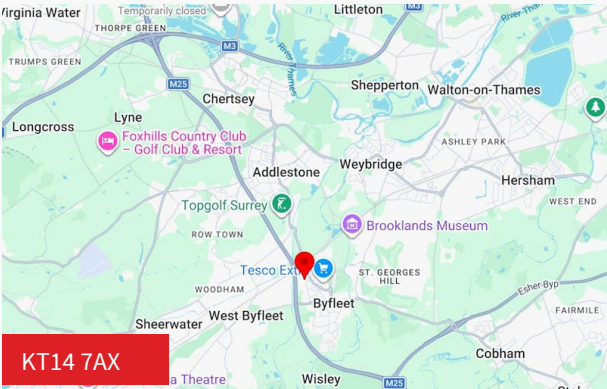
Anti Money Laundering

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 side to be responsible for the payment of their own legal costs incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Richard Newsam
01483 730060 | 07554 455920
rnewsam@curchodandco.com

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

More properties @ curchodandco.com

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