

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 4A

Service Road, Addlestone, KT15 2HT

Small warehouse/industrial unit

732 sq ft

(68.01 sq m)

- Self-contained industrial unit
- Two manual roller shutter doors
- Mezzanine floor
- Three phase power
- Two allocated parking spaces

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	732 sq ft
Rent	£16,500 per annum
Business Rates	Upon Enquiry
EPC Rating	D

Description

The self contained unit comprises of ground floor space with mezzanine above, which is currently used as an office. The property benefits from two manually operated roller shutter doors, 3-phase electricity supply and two allocated car spaces.

Unit 4B is also available. Both units provide a total 1,556 sqft of space.

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	387	35.95	Available
Mezzanine	345	32.05	Available
Total	732	68	

Terms

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

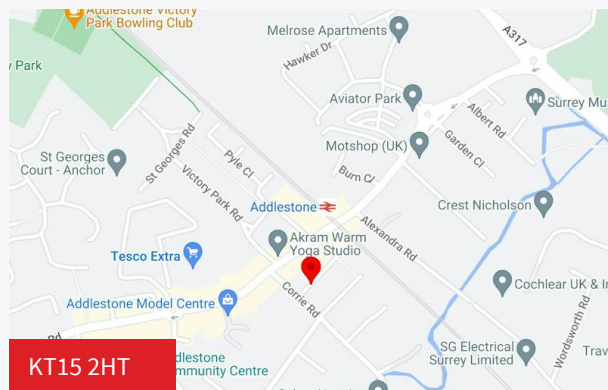
Legal Costs/VAT

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

Richard Newsam
01483 730060 | 07554455920
rnewsam@curchodandco.com

Joseph Smith
01483 730060 | 07808 896311
jsmith@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 16/01/2024