

VALOR PARK

WEYBRIDGE114



FULLY REFURBISHED/MODERNISED
INDUSTRIAL / WAREHOUSE UNIT TO LET
114,056 SQ FT (10,590 SQ M)

11 MILES TO
CENTRAL
LONDON
4.5 MILES TO
M25 J11

TESLA

VALOR PARK
WEYBRIDGE114

ROYAL
MAIL

HERMES

BYFLEET & NEW HAW
TRAIN STATION

HOWDENS

JOHN
LEWIS

M25

ARGOS

TNT

AMAZON

DERMALOGICA

A318

M25

M&S

TESCO

A318

VICKERS DRIVE SOUTH

AVRO WAY

SOPWITH DRIVE

WELLINGTON WAY

HIGH PROFILE LOCAL OCCUPIERS INCLUDE

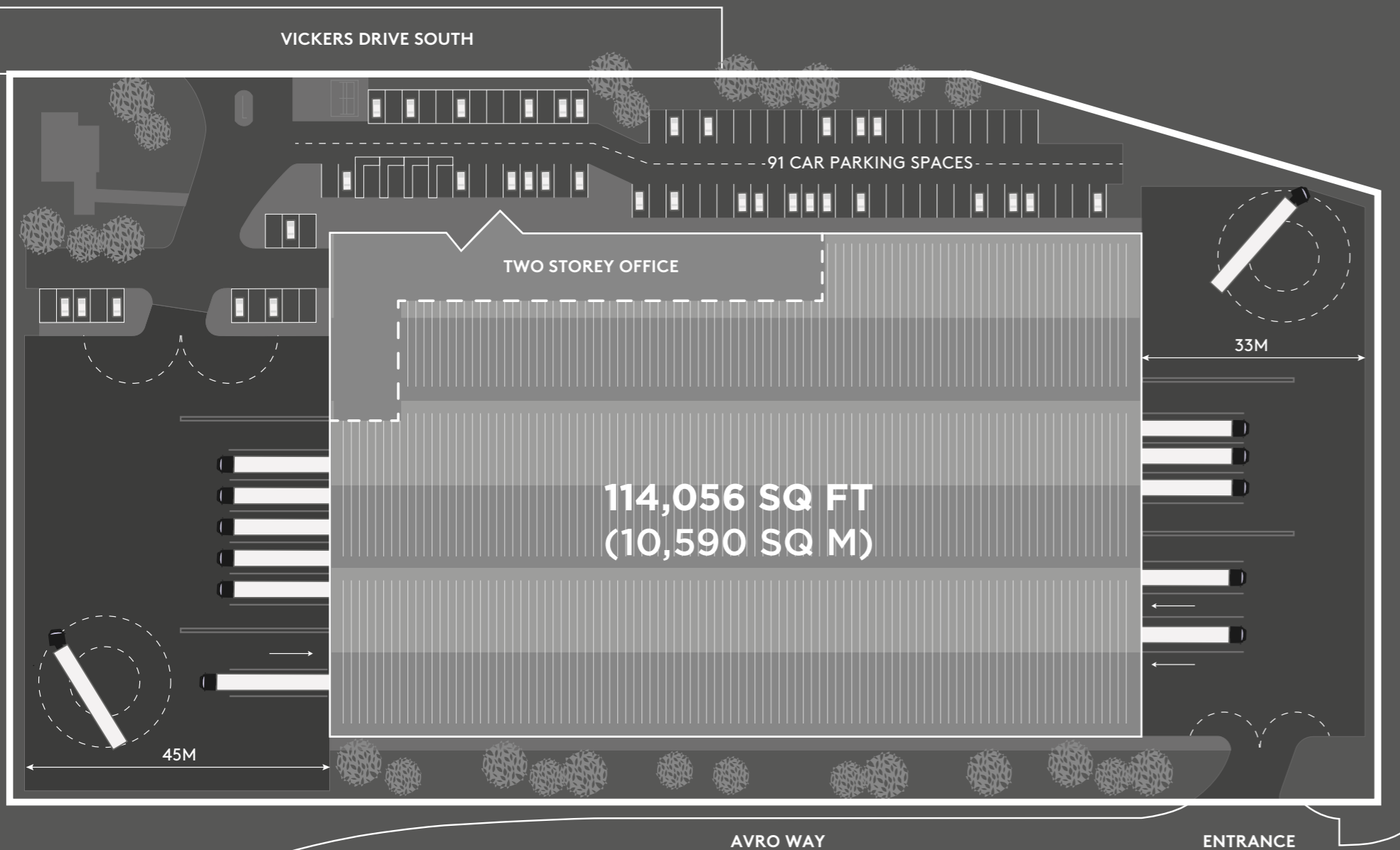


114,000 SQ FT MODERN REFURBISHED UNIT TO LET

DESCRIPTION

The accommodation comprises a secure self-contained single industrial / warehouse unit of steel portal frame construction, with modern high-quality 2 storey office accommodation and staff welfare facilities.

	SQ FT	SQ M
WAREHOUSE	93,941	8,727
UNDERCROFT	X	X
OFFICES	X	X
TOTAL GIA	114,056	10,590



- 5 DOCK LEVEL DOORS
- 6 LEVEL ACCESS DOORS
- 10.24M CLEAR INTERNAL HEIGHT
- SECURE, SELF-CONTAINED YARD AREA
- AMENITY BLOCK INCLUDING KITCHEN
- FULLY FENCED AND GATED SITE
- WC'S AND WELFARE FACILITIES
- 2 STOREY OFFICE ACCOMMODATION
- 91 CAR PARKING SPACES

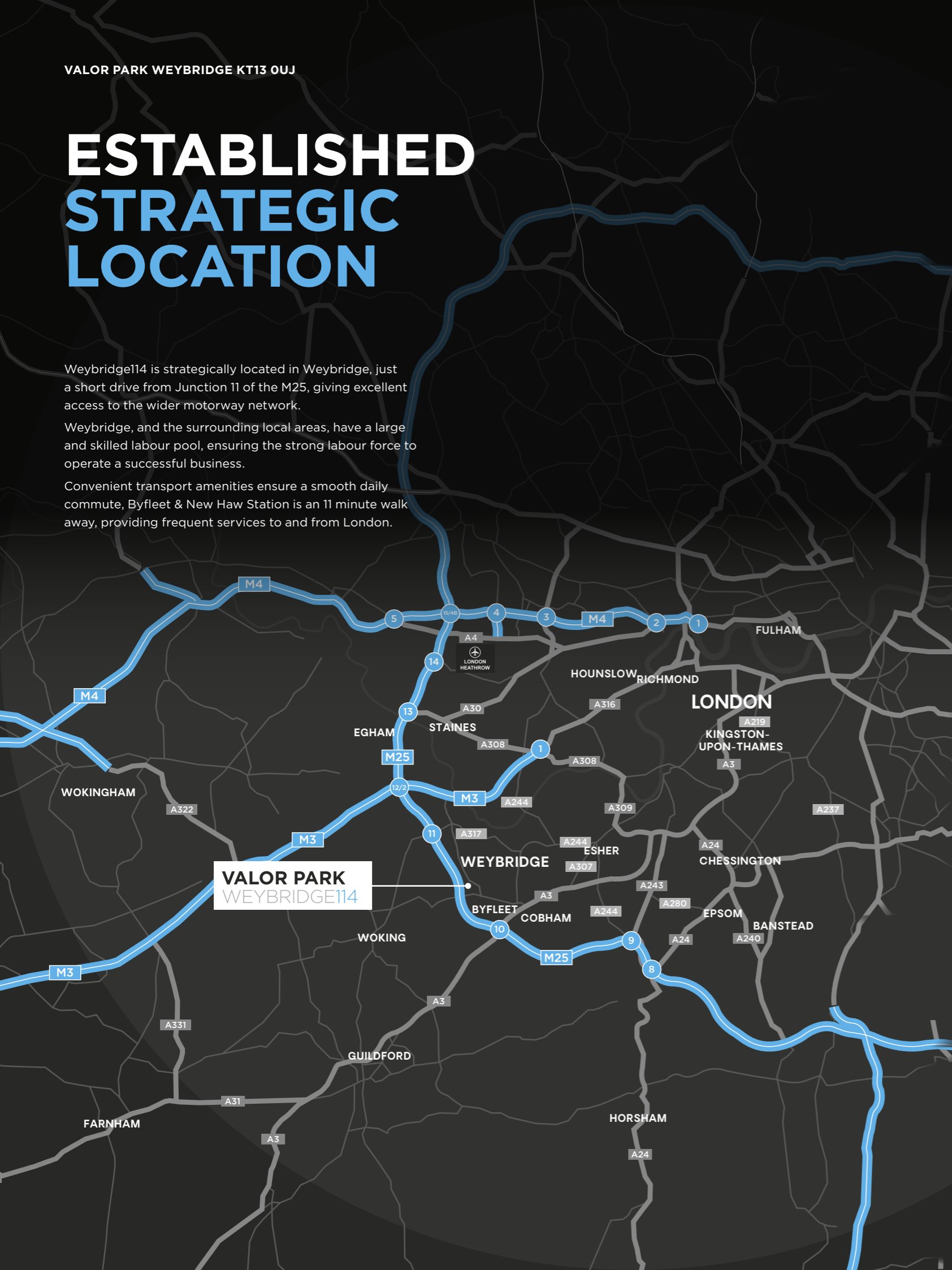


ESTABLISHED STRATEGIC LOCATION

Weybridge114 is strategically located in Weybridge, just a short drive from Junction 11 of the M25, giving excellent access to the wider motorway network.

Weybridge, and the surrounding local areas, have a large and skilled labour pool, ensuring the strong labour force to operate a successful business.

Convenient transport amenities ensure a smooth daily commute, Byfleet & New Haw Station is an 11 minute walk away, providing frequent services to and from London.



77,000+

HOUSEHOLDS
WITHIN
30 MINS

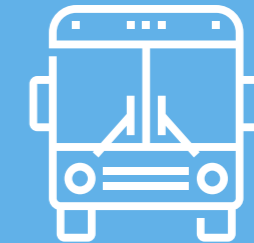


91.6%

NVQ1 QUALIFIED

£686.50

GROSS WEEKLY PAY,
LOWER THAN
LONDON
AT £713.20



NO'S
436/437
REGULAR DAILY
BUS SERVICE

4.0

MILES TO
M25 J10



0.5

MILE WALK
TO BYFLEET
& NEW HAW
STATION





LOCATION

Weybridge114 is situated in the established business environment Brooklands Business Park, located just off the A3 intersection, 3 miles to the east via the A245 Byfleet Road. Junctions 10 and 11 of the M25 are circa 4 miles, with Central London 23 miles distant. Byfleet and New Haw mainline station is within a mile of the scheme connecting to London Waterloo.

Weybridge Town Centre is within a few minutes drive. Nearby amenities include Marks & Spencer and Tesco Superstores and Mercedes Benz Heritage and Technology Centre. A range of local bus routes run to Kingston, Weybridge, Staines, Chertsey, Molesey and Byfleet and New Haw Railway Station.

EPC

The rating for this unit is X.

RENT

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

ROAD

	MILES
A3	3.0
M25 (J10)	4.0
M25 (J11)	4.2
M3/M25 (J12)	5.5
CENTRAL LONDON	23.0
READING	31.0

AIR

	MILES
HEATHROW	12.0
GATWICK	30.0

RAIL

	MINUTES
BYFLEET & NEW HAW	5 mins
WEYBRIDGE	8 mins
WIMBLEDON	24 mins
CLAPHAM JUNCTION	32 mins
LONDON WATERLOO	42 mins

Source: Google Maps

For further information or to arrange an inspection please contact joint agents:



Ed Cole
07872 677 751
ed.cole@eu.jll.com

Sarah Downes
07856 003 033
sarah.downes@eu.jll.com

Sophie Kettlewell
07801 667 586
sophie.kettlewell@eu.jll.com



Richard Harman
07776 200 143
richard.harman@dtre.com

Maddie Moriarty
07545 582 097
maddie.moriarty@dtre.com

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL, DTRE in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL, DTRE nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.