

TO LET**INDUSTRIAL / WAREHOUSE UNIT CLOSE TO MAIN ROAD****TO BE REFURBISHED**

Unit 1 Fordwater Trading Estate

Ford Road, Chertsey, KT16 8HE

3,826 SQ FT (355.45 SQ M)

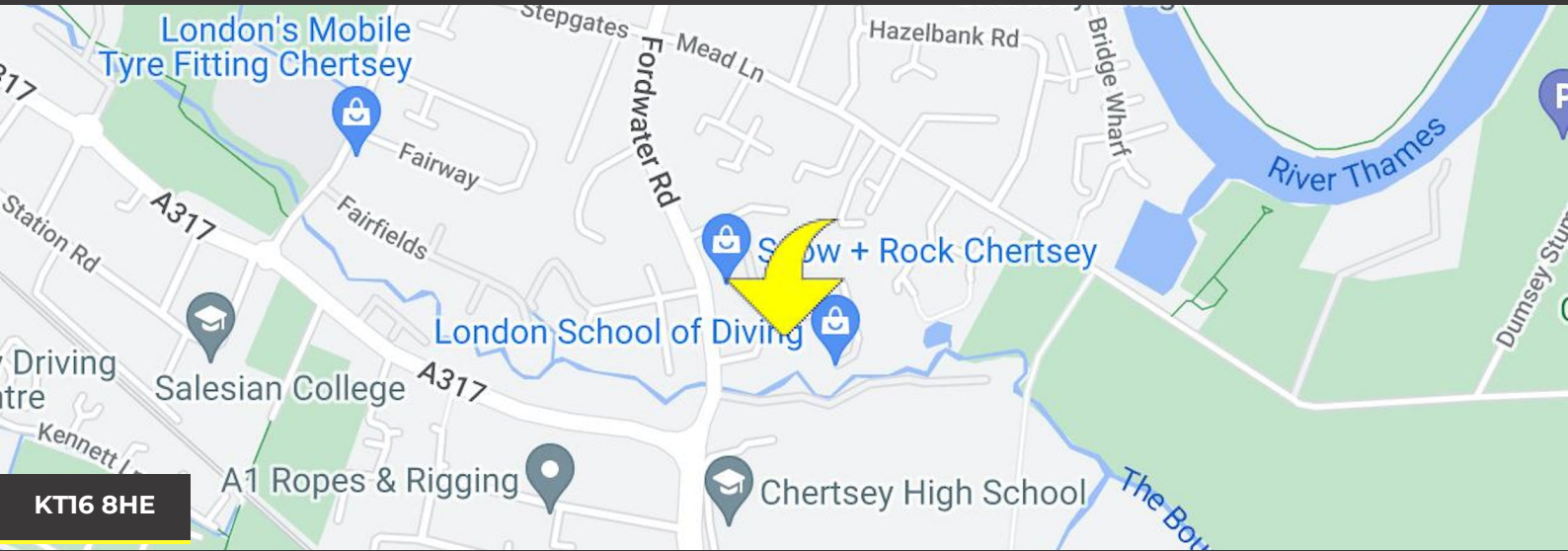
- To be refurbished
- 3 Phase power
- Approx. 11x allocated parking spaces
- Concrete floor
- Ancillary first floor office accommodation with suspended ceilings, perimeter trunking & A/C
- Walking distance to Chertsey Station
- Min height 5.67m rising to 6.76m
- Front & rear roller shutter doors & loading areas
- WC's & Kitchenette
- Translucent roof panels
- Close proximity to M3 & M25
- Close to main road

Location

The unit is located at the front of Fordwater Trading Estate which is accessed off the main Fordwater Road which provides easy access to Junction 11 of the M25 less than a mile away. The unit sits outside of the LEZ which will be an attraction to occupiers and their staff.

Chertsey Rail Station is a short distance away being just a 5-minute drive.

Chertsey town centre is within approximately 0.75 miles and offers a range of local and financial amenities including Sainsburys, Costa, Pizza Express.



Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	3,280	304.72
First Floor Office	546	50.73
TOTAL	3,826	355.45

All measurements are approximate and on a gross internal basis (GIA)

Summary

Available Size	3,826 sq ft
Tenure	New Lease
Rent	£72,694 per annum
Business Rates	The approx. rateable value is £37,750. Interested parties are advised to contact the local rating authority to confirm this figure.
Service Charge	TBC
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description

The property comprises a modern end of terrace single storey warehouse / industrial unit of portal frame construction with offices to the front at first floor level. There are loading doors to the front and rear of the unit, serviced by a dedicated loading areas allowing for cross loading. The warehouse accommodation benefits from 5.67m eaves to the underside of the roof up to 6.76m at the apex, further benefiting from welfare facilities and 3 phase power. The office space at first floor is open plan space and with suspended ceilings with integrated lighting, perimeter trunking and ceiling mounted air conditioning units. Parking is located to the front and rear of the premises.

Travel Distances

M25 (Junction 11) - 1.4 miles
M3 (Junction 2) - 3.4 miles
Chertsey Station - 0.9 miles
Heathrow Airport (Terminal 5) - 7 miles

Source: Google Maps

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Viewings

Strictly by appointment with Telsar or the joint agents.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



For further information or to arrange a viewing, please contact sole agents:

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