



## Unit D1, Sandown Industrial Park

Mill Lane, Esher, KT10 8BL

### Modern industrial/warehouse unit

4,784 sq ft

(444.45 sq m)

- 5.5m minimum eaves height
- Three phase power
- Electric loading door
- Ground floor office/wc facilities
- Demised forecourt and small rear yard
- Excellent transport links

# Unit D1, Sandown Industrial Park, Mill Lane, Esher, KT10 8BL

## Summary

Available Size	4,784 sq ft
Rent	Rent on Application
Rates Payable	£17,714.50 per annum
Rateable Value	£35,500
EPC Rating	C (71)

## Description

Unit D1 comprises an end of terrace warehouse unit within Sandown Industrial Estate, a well managed and secure estate which has been subject to a host of improvements over recent years.

The unit is to be extensively refurbished and at this early stage an incoming tenant's requirements could be accommodated subject to costings. The unit benefits from a small ground floor office and separate male and female wc's.

Allocated parking is designated at the front and rear of the unit. There is also extensive visitor car parking within the estate.

## Location

Sandown Industrial Park is strategically located close to Esher town centre within striking distance of London and the wider South East road network. Access to the A3 and the M25 at Junctions 9 and 10 is excellent. Esher mainline railway station is close by and provides a fast and regular direct service to London Waterloo, with an average journey time of 30 minutes.

## Terms

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

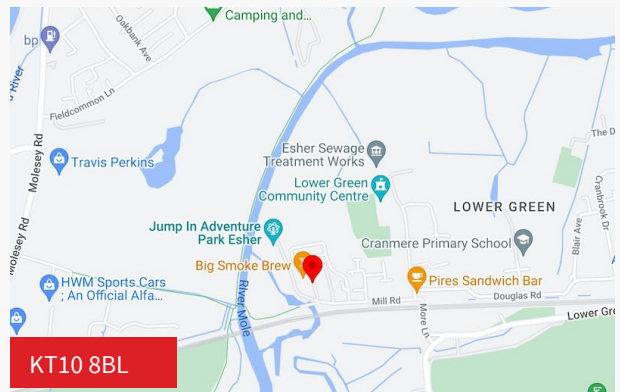
## Anti Money Laundering

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

Richard Newsam  
01483 730060 | 07554455920  
rnewsam@curchodandco.com

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

More properties @ [curchodandco.com](http://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](http://www.rics.org). Generated on 14/02/2024