

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



8 Wintersells Road

Byfleet, KT14 7LF

Industrial/Warehouse with secure yard

3,970 sq ft

(368.83 sq m)

- Gated secure yard
- 4.7 metre eaves
- Refurbished offices
- Separate male and female wc's
- Three phase power
- Roller shutter door

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	3,970 sq ft
Rent	£120,000.00 per annum
Rates Payable	£20,334 per annum
Rateable Value	£40,750
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises of detached single storey warehouse/industrial premises with offices to the front at ground and first floor level.

The unit benefits from a secure gated yard, three phase electricity supply, roller shutter door.

To the rear of the premises there is a lean to workshop with a further self contained building in the yard.

Location

The premises are located on Wintersells Road which joins Oyster Lane (A318) at Byfleet. Junction 11 of the M25 is approximately 4 miles away, A3 approximately 3 miles to the east via the A245. Byfleet and New Haw railway station is within walking distance and provides services to London Waterloo with a journey time of approximately 35 minutes.

Amenities are provided by the nearby Tesco Extra and Marks & Spencer stores. Local occupiers include Big Yellow, National Tyres and Toolstation

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse/Industrial	2,726	253.25
Ground - Offices	623	57.88
1st - Offices	620	57.60
Ground - Lean to	848	78.78
Ground - Building 2	551	51.19
Total	5,368	498.70

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

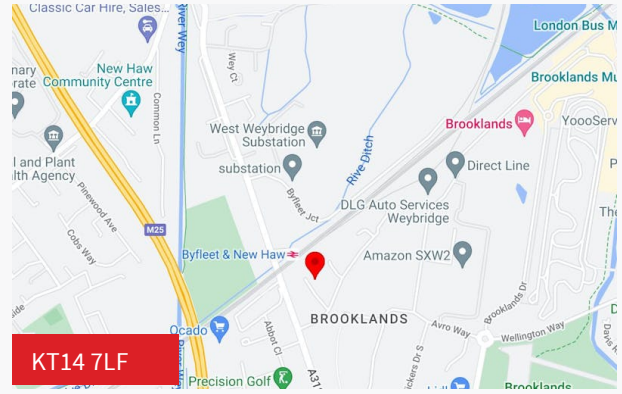
Anti Money Laundering

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

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