



Unit 4B

Service Road, Addlestone, KT15 2HT

Small warehouse/industrial unit

824 to 1,556 sq ft

(76.55 to 144.56 sq m)

- Self contained unit
- Two manual roller shutter doors
- Mezzanine floor
- Three phase power
- Two allocated parking spaces
- Toilet and kitchen facilities

Summary

Available Size	824 to 1,556 sq ft
Rent	£16,500 per annum
Rates Payable	£2,694.60 per annum This property qualifies for 100% business rates relief. Please confirm your Business Rates liability with the local council before committing to a lease.
Rateable Value	£5,400
EPC Rating	C

Description

The self contained unit comprises of ground floor space with mezzanine above. The property benefits from two manually operated roller shutter doors, 3-phase electricity supply, WC and kitchen facilities and two allocated car spaces.

Unit 4A 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	412	38.28	Available
Mezzanine	412	38.28	Available
Total	824	76.56	

Terms

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

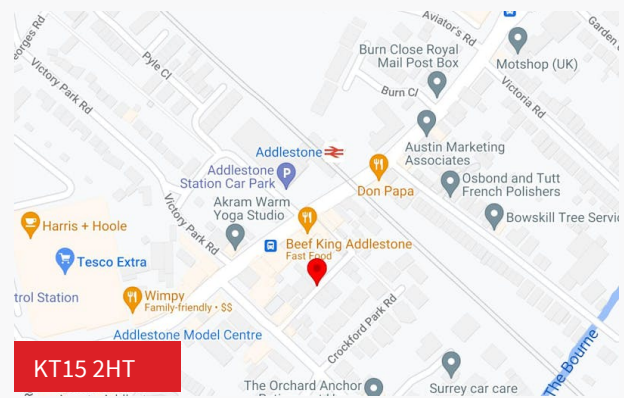
Legal Costs/VAT

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



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