

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
12,185 SQ FT (1,132 SQ M) APPROX

TO LET / FOR SALE



23A & B LYON ROAD, HERSHAM TRADING ESTATE, WALTON ON THAMES, SURREY KT12 3PU



LOCATION

The property is located at the end of Lyon Road, on the well-known Hersham Trading Estate. Hersham mainline station is within 500 yards of the building offering an excellent service to London Waterloo (approximately 28 minutes journey time).

For a map of this location please visit www.multimap.com and enter KT12 3PU

COMMUNICATIONS

(approximate distances):

M25 (J10)	6 KM	(4 miles)
M3 (J1)	10 KM	(6 miles)
A3	5 KM	(3 1/3 miles)
Heathrow Airport	14 KM	(9 1/4 miles)

DESCRIPTION

The property comprises a substantial 1950's industrial building which is just undergoing a significant refurbishment and will provide a three storey office building to the front, under a flat asphalt roof. This is linked via an enclosed loading bay with concertina shutter doors to a substantial open plan warehouse/workshop, under a new pitched steel insulated roof. The building has front forecourt parking as well as parking in the loading bay.

The office building provides a combination of open plan and cellular offices including a boardroom with male & female toilets at first floor level and a further cloakroom on the second floor.

ACCOMMODATION

The unit comprises the following approximate gross internal floor areas:

	SQ FT	SQ M
2nd Floor Offices	1,513	140.6
1st Floor Offices	2,335	216.9
Gr Floor Offices	1,513	140.6
Covered loading bay	1,163	108.0
Warehouse / Workshop	5,661	525.9
Total	12,185	1,132.0

AMENITIES**Warehouse**

- New 120mm composite steel panelled roof
- Covered loading bay parking
- Concertina loading door
- Further roller shutter loading door
- Three phase power
- LED lighting
- New fire alarm system

Offices

- Fully redecorated
- Fully carpeted
- Gas fired central heating
- New LED lighting
- Male & female WCs
- Shower room
- Kitchen
- Forecourt parking
- Good natural light

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£120,000 per annum exclusive.

Alternatively, the building could be purchased freehold with full vacant possession.

PRICE

Upon application.

RATES PAYABLE

To be assessed.

VAT

We are advised that the building is elected for VAT.

EPC

Rating C (73)

VIEWINGS

Strictly by appointment through Sole Agents:

Andrew Armiger

020 8481 4741

andy@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL

19-23 High Street
Kingston upon Thames
Surrey KT1 1LL

www.cattaneo-commercial.co.uk

