



WAREHOUSE / INDUSTRIAL PREMISES

TO LET



Key Benefits

- Refurbished
- 3 Loading doors
- Dedicated parking
- Byfleet and New Haw Station lies opposite

MID TERRACE UNIT – REFURBISHED

**UNIT 10, TRACKSIDE BUSINESS CENTRE,
ABBOTS CLOSE, WEST BYFLEET, KT14, 7JN**

18,012 sq ft (1,673.37 sq m) GEA

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LOCATION

Unit 10 is located on Trackside Business Centre accessed via Abbot Close in the main industrial area of Byfleet. The surrounding area is mainly commercial with occupiers including Porsche, Bentley and Big Yellow. A short distance to the south is a large Tesco Extra, M&S and Mercedes-Benz World at Brooklands is only one mile east.

Byfleet is an area of Surrey in the borough of Woking and 2 miles south of Weybridge and 2.5 miles East of Woking. The M25 is only two miles to the South East via the A3.

DESCRIPTION

Unit 10 comprises a mid-terrace unit which has undergone an extensive refurbishment throughout. The warehouse accommodation provides new LED lighting, new overclad roof system and 5.15m eaves.

Generous parking and loading facilities with first floor offices.

EPC

The Energy Performance Certificate is available on request.

RATES

Interested parties are advised to make their own enquiries.

TERMS

Available on a new FRI Lease direct from the Landlord.

RENT

On application.

LEGAL COSTS

Each party to bear their own legal costs.

ACCOMMODATION

The property comprises the following approximate gross external areas:-

	FT ²	M ²
Ground Floor Warehouse	15,980	1,484.55
1 st Floor Offices	2,032	188.80
TOTAL	18,012	1,673.35



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Chartered Surveyors