



# TO LET Industrial Warehouse

**Unit 15 Trade City, Avro Way,  
Brooklands Business Park, Weybridge, KT13 0YF**



6,491 sq ft (603.03 sq m)

- Established commercial location
- 7m eaves height rising to 10m
- 12 car parking spaces and HGV loading
- Office space at first floor level (1319 sq ft)
- Excellent links to Heathrow and Gatwick Airports

## SUMMARY

AVAILABLE SIZE	6,491 sq ft
RENT	£16.00 per sq ft
EPC RATING	Band D

## DESCRIPTION

Recently refurbished, the building is of steel portal frame construction under a mono pitched roof with a single, manual level access loading door. The warehouse has a power floated concrete floor with a part block/part clad wall with rooflights and LED lighting. The offices to first floor are open plan with scope for subdivision if required and installation of kitchen facilities.

## LOCATION

The property is located within the heart of the established industrial area of Brooklands, Weybridge. Trade City Industrial Estate is home to Lynx Golf, Marathon School Supplies and Storage King. The wider Brooklands industrial area is home to national occupiers such as Amazon, John Lewis, Selco, TNT and Hermes. Retailers M&S and Tesco are nearby.

## SPECIFICATION

- 12 car parking spaces and HGV loading bay
- Manual roller shutter door
- Three phase power supply
- Gas central heating
- LED lighting to warehouse
- Recently refurbished

## VIEWINGS

Strictly by appointment through the sole agents.

## TERMS

A new FRI lease is available on terms to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

VAT is not applicable.



### Viewing & Further Information

**Elliot McNish**

**01483 446800 | 07545 803419**

**emcnish@vailwilliams.com**

**Steve New**

**01483 446800 | 07874 902123**

**snew@vailwilliams.com**

**01483 446800**  
**vailwilliams.com**