



## WAREHOUSE / INDUSTRIAL PREMISES

### TO LET



#### Key Benefits

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

### MID TERRACE UNIT – UNDER REFURBISHMENT

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

### LOCATION

Unit 4 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 of c. 18,000 sq ft which is to undergo an extensive refurbishment throughout. The warehouse accommodation will provide new LED lighting, new overclad roof system and 5.15m eaves.

Generous parking and loading facilities.

### EPC

This property has been graded as Exempt: Currently being constructed or undergoing major refurbishment

### RATES

Interested parties are advised to make their own enquiries.

### TERMS

Available on a new FRI Lease direct from the Landlords.

### RENT

On application.

### LEGAL COSTS

Each party to bear their own legal costs.

### ACCOMMODATION

The property comprises the following approximate gross external areas:-

	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor Warehouse	15,980	1,484.55
1 <sup>st</sup> Floor Offices	2,032	188.80
<b>TOTAL</b>	<b>18,012</b>	<b>1,673.35</b>



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Chartered Surveyors