



70,679 SQ FT
INDUSTRIAL / WAREHOUSE UNIT
TO LET

Byfleet 71

www.byfleet71.co.uk

ABBOT CLOSE
BYFLEET
SURREY KT14 7JT



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ACCOMMODATION

The property has been measured on a Gross Internal Basis and provides the following floor areas:

	sq ft	sq m
Warehouse	28,515	2,649.13
Warehouse Extension	30,850	2,866.06
Ground Floor Office	5,645	524.43
First Floor Office	5,669	526.66
TOTAL	70,679	6,556.28

LOCATION

The property is located within the popular Byfleet Industrial area, in a prominent position fronting Abbot Close which is accessed via Oyster Lane (A318). Byfleet and New Haw mainline railway station is within easy walking distance, providing a fast and frequent service to London (Waterloo).

The A3 is approximately 3 miles to the East via A245 Byfleet Road, Junctions 10 and 11 M25 are approximately 4 miles and 3 miles respectively, with central London approximately 21 miles distant.

Brooklands is located a short walk away and offers excellent facilities including 24hr Tesco Extra Superstore, Marks and Spencer supermarket, Mercedes Benz World and the Brooklands Hotel.

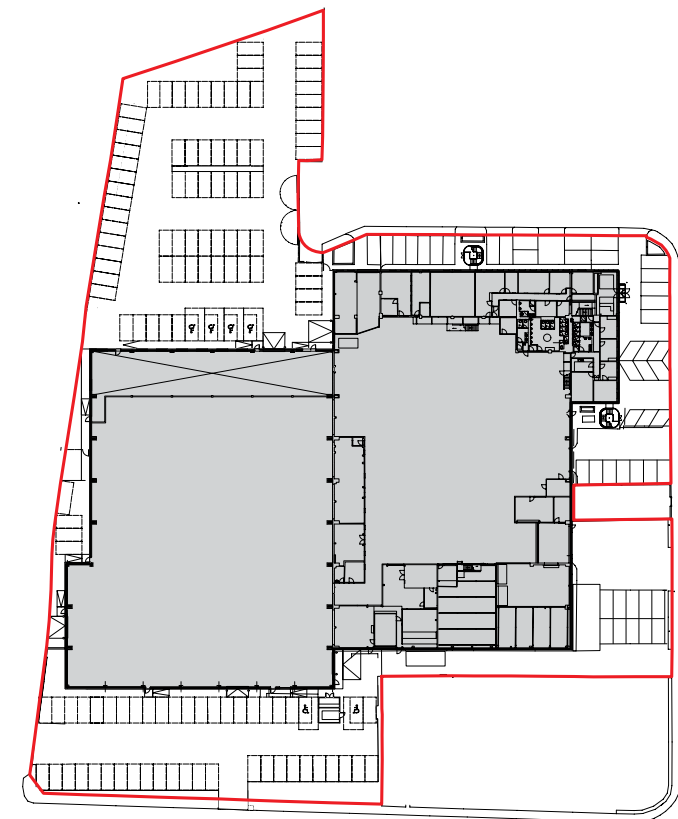
PREMISES

The premises consist of a 70,679 sq ft warehouse/production unit, the front building was constructed in 1984 as a 28,515 sq ft warehouse with 11,314 sq ft of offices at ground and first floor level. The new rear extension was completed in 2013 and provides 30,850 sq ft of warehouse/production space, the current tenant has installed a mezzanine office of 4,113 sq ft.

The property benefits from the following specification:

- 5 roller shutter doors
- 5.3m eaves to the original building
- 8.0m eaves to the new building
- 185 car parking spaces
- Secure gated car park
- 800 KVA power supply
- EPC D (76)





TERMS

The premises are available by way of a sub lease or assignment for a term until July 2034.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

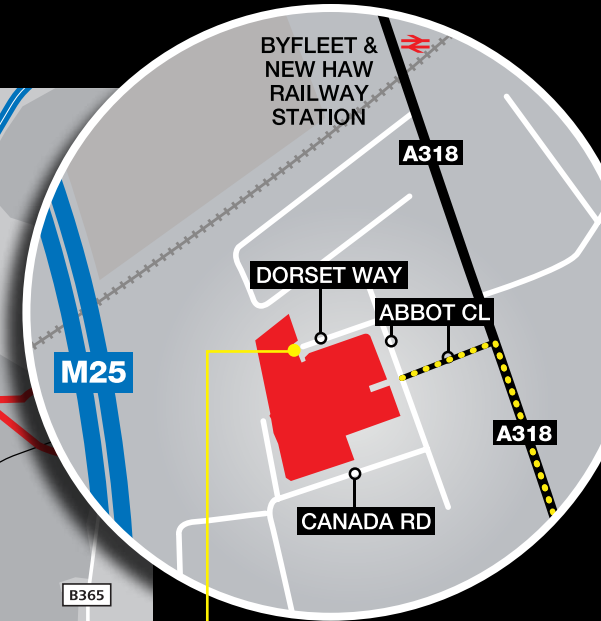
SPECIFICATION

5 LEVEL ACCESS LOADING DOORS

5.3 METRES CLEAR INTERNAL EAVES HEIGHT TO THE ORIGINAL WAREHOUSE WITH 8.0 METRES CLEAR INTERNAL EAVES HEIGHT TO THE MODERN EXTENSION

185 CAR PARKING SPACES

THE MODERN EXTENSION INCORPORATES A 4,113 SQ FT TENANT MEZZANINE



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FURTHER INFORMATION AND VIEWING

Further information is available from the joint agents.



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