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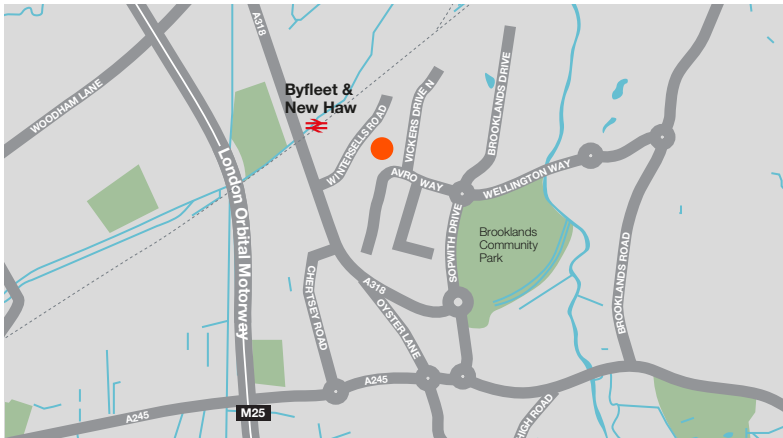
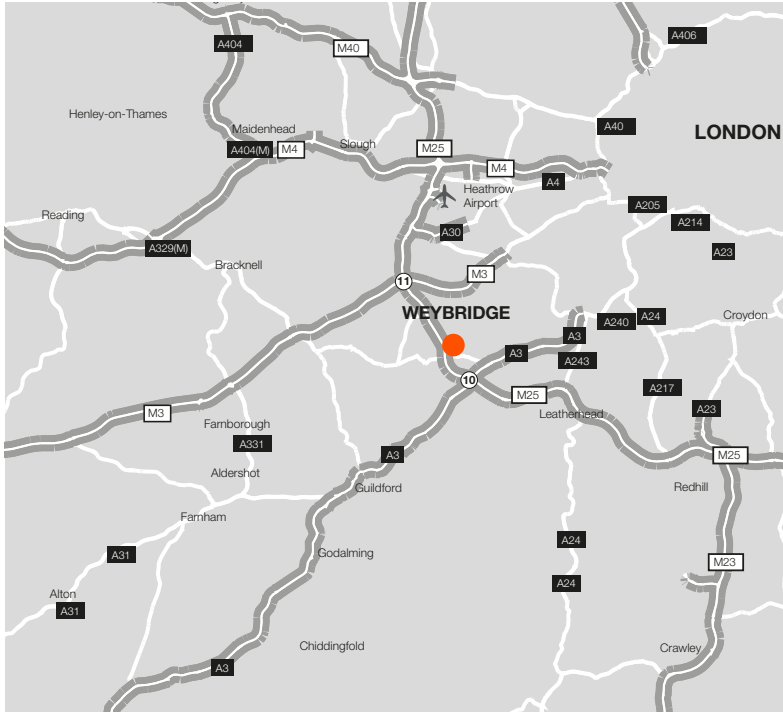
**UNIT 15 TRADE CITY, AVRO WAY, BROOKLANDS BUSINESS PARK, WEYBRIDGE, KT13 0YF**

**Warehouse / industrial unit**

10,778 sq ft



**GERALDEVE**



## Location

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

## Access

There are good public transport networks available to the unit with Byfleet and New Haw station approximately 0.4 miles to the west. The station provides access to London Waterloo in approximately 40 minutes.

Road access is also good to the site with Junction 10 and 11 of the M25 located nearby. The A3 providing access towards Central London is located approximately three miles to the south east.

## Description

The building is of steel portal frame construction under a mono pitched roof with a single, manual level access loading door. Internally, the warehouse has a concrete floor with a part block/ part clad wall with rooflights/lighting. The offices to first floor comprises open storey accommodation with two cellular offices in the eastern corner.

## Specification

- 15 car parking spaces
- 9.12m clear internal height
- Manual roller shutter door
- Three phase power supply
- Incoming gas supply
- Other nearby occupiers include Amazon, John Lewis, Selco and TNT

## Floor areas (GIA)

| Area                   |   |
|------------------------|---|
| Ground floor warehouse | 5,173.57 sq ft<br>(Full height area = 1,711.79 sq ft) |
| First floor offices    | 1,318.85 sq ft  |
| First level mezzanine  | 2,142.93 sq ft  |
| Second level mezzanine | 2,142.93 sq ft  |
| <b>Total</b>           | <b>10,778.28 sq ft</b>                                |

## Business rates

The rateable value for the unit is £56,500.

## Energy performance asset rating

D-88

## Service charge

A Service Charge is applicable for the maintenance and repair of common areas.

## Planning / Use

B1(c), B2, B8

## Terms

Freehold: offers considered in excess of £1.7 million.  
May consider leasehold.

## Viewing

Available solely through Gerald Eve.

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