



## SHOWROOM, OFFICE AND WORKSHOP TO LET



### Key Benefits

- Fronting Byfleet Road
- Showroom, offices and workshop
- Excellent yard and 74 car park spaces
- 3 Level loading doors

**UNITS 10 / 11 TRACKSIDE  
ABBOT CLOSE, WEST BYFLEET,  
SURREY, KT14 7JN**

**25,872 sq ft (2,403.59 sq m)**

For further information contact:

John Pocock  
E [john.pocock@altusgroup.com](mailto:john.pocock@altusgroup.com)  
T 01753 689000  
M 07766 072273

Callum Moloney  
E [callum.moloney@altusgroup.com](mailto:callum.moloney@altusgroup.com)  
T 01753 689000  
M 07815692996

JLL  
Sarah Downes  
07856 003033



[www.altusgroup.com](http://www.altusgroup.com)



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## UNITS 10/11 TRACKSIDE, ABBOT CLOSE, WEST BYFLEET, SURREY, KT14 7JN

### LOCATION

The premises are located fronting Byfleet Road (A318) with access 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 are one mile east.

Trackside is 2 miles south of Weybridge;, 2.5 miles east of Woking, while the M25 is 2 miles to the South East via the A3.

Byfleet and New Haw Railway Station (direct access to Waterloo – 38 mins) is within 250 yards.

### DESCRIPTION

The premises consist of a former Vauxhall showroom and workshop area.

Internally there is a showroom with a large part section to the rear which can be used for workshop/ warehouse,

There are separate offices at the first floor level which are carpeted with suspended ceiling and heating.

Other features include:

- 3 phase electricity
- 3 level access loading doors to the workshop/ warehouse area
- Excellent natural light
- 24/ 7 access
- 74 car park spaces

### TERMS

The unit is available on a new lease.

### EPC

Rating – D94

### ACCOMMODATION

(Approximate Gross External Area):-

AREA	SQ FT	SQ M
Showroom Warehouse & Office	25,872	2,404
<b>TOTAL</b>	<b>25,872</b>	<b>2,404</b>

### RENT

Upon application

### RATES

The property is included in the valuation list as showroom, warehouse and offices with a rateable value of £166,000 and therefore current rates payable of £81,838.



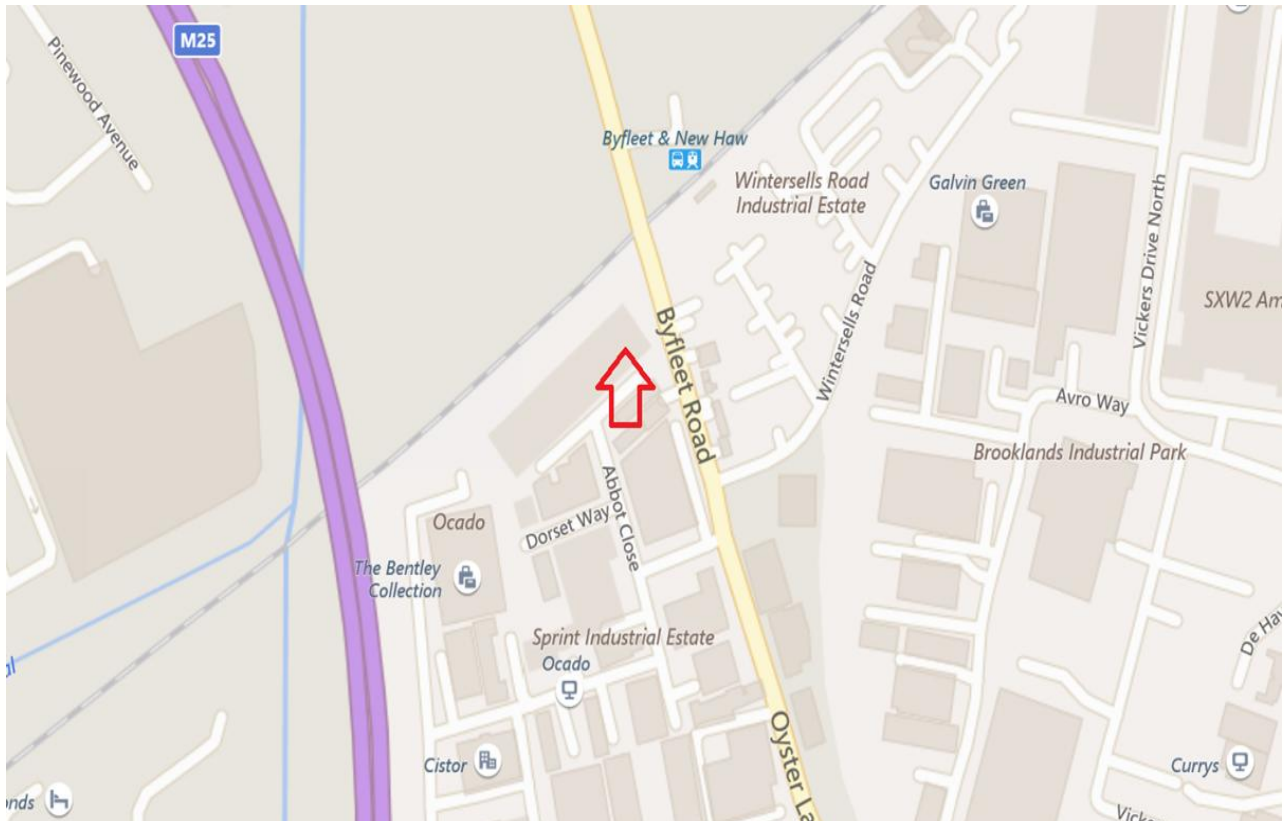
**Axis Two, Hurricane Way, Axis Park, Langley, Berkshire SL3 8AG**

**Email: [space@altusgroup.com](mailto:space@altusgroup.com) Fax: +44 (0)1753 689191 Website: [www.altusgroup.com](http://www.altusgroup.com)**

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