

PRELIMINARY PARTICULARS

**COMING SOON - EXCITING OPPORTUNITY TO ACQUIRE A
REFURBISHED TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNIT
WITH GOOD EAVES HEIGHT**

TO LET

10,023 SQ FT (931 SQ M) APPROX



CGI of proposed scheme

**UNIT A, LYON HOUSE, 23 LYON ROAD, HERSHAM TRADING ESTATE,
WALTON ON THAMES, SURREY KT12 3PU**



LOCATION

The property is located at the end of Lyon Road, on the well established Hershams Trading Estate located on the edge of Walton-on-Thames. Hershams mainline station is within 300 yards of the building offering an excellent service to London Waterloo (approximately 28 minutes journey time).

Other nearby occupiers on the estate include Howdens, Screwfix, Tool Station, Graham Plumbing Supplies, HWM, Alfa Romeo and Impress Print.

A Tesco Express at the end of the road and The Archway Café adjacent to the station also provide good staff amenities.

For a map of this location please visit www.multimap.com and enter KT12 3PU



Location / Site Plans of existing building

COMMUNICATIONS

Road communications are good with the following key connections (approximate distances):

M25 (J10)	6 km	4 miles
M3 (J1)	10 km	6 miles
A3	5 km	3 ½ miles
Heathrow Airport	14 km	9 ¼ miles



DESCRIPTION

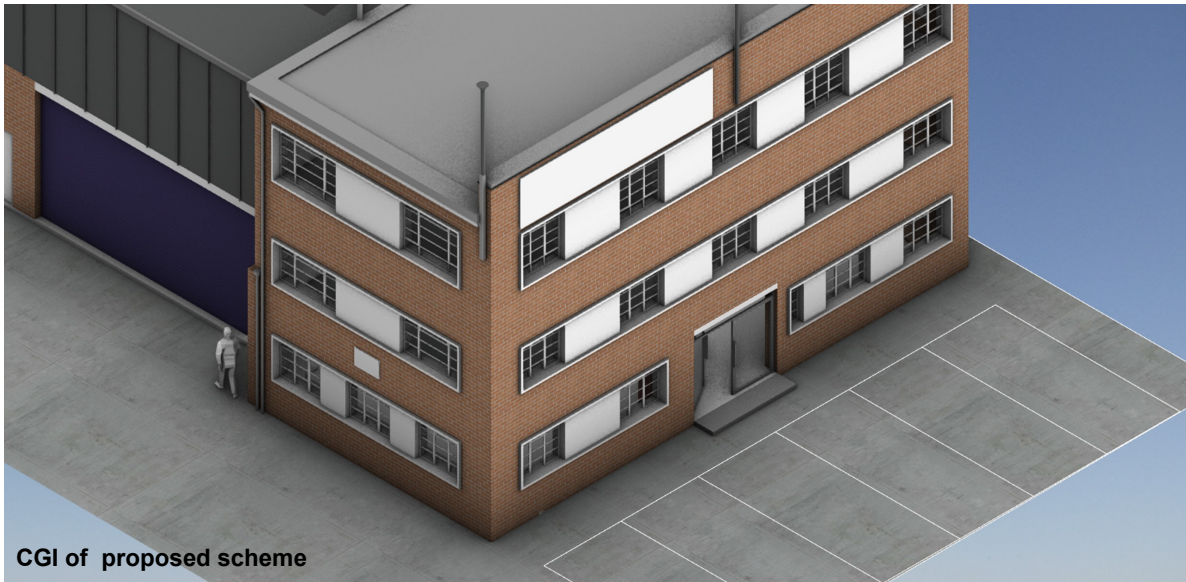
Unit A Lyon House will comprise a fully refurbished 3 storey office block under a newly installed flat roof with a largely reconstructed single storey warehouse attached to the rear under a brand new pitched steel insulated roof with profile steel cladding at high level.

The interconnecting office building to the front will offer newly refurbished open plan office space over 3 floors with all new double glazed windows offering excellent natural light. Male and female WCs and a shower will be installed on the first floor and an additional WC on the second floor.

The main warehouse will benefit from excellent eaves height up to 30' (9.15m) at the apex and will have 2 new steel roller shutter loading doors to the southern elevation where there is also parking along the side of the unit.

Internally there will be a new staff facilities including WC, kitchen break with breakout area.

Parking consists of 6 spaces along the side of the warehouse with a further 6 spaces on the open forecourt at the front of the building.



CGI of proposed scheme

AMENITIES

Warehouse

- Max eaves height to apex 30' / 9.15 m
- Min eaves height to underside of haunch 25' / 7.62m
- New 120mm composite steel panelled roof
- 2x steel electrical roller shutter loading doors
- Three phase power
- LED lighting
- New fire alarm system
- Disabled WC
- Kitchen breakout area
- Parking to the side of the building for up to 6 cars.

Offices

- New double glazed windows
- New fully glazed entrance doors
- Fully carpeted - first and second floors
- Gas fired central heating
- New suspended ceilings
- New LED lighting
- Male & female WCs
- Shower room
- Kitchen
- Forecourt parking for 6 cars
- Good natural light
- 3x flag masts

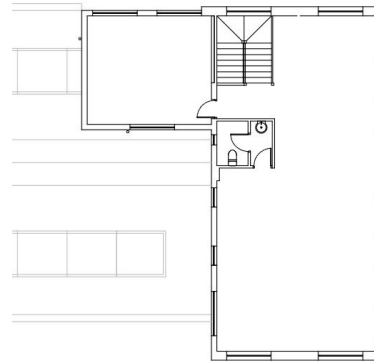
ACCOMMODATION

The unit comprises the following approximate gross internal floor areas:

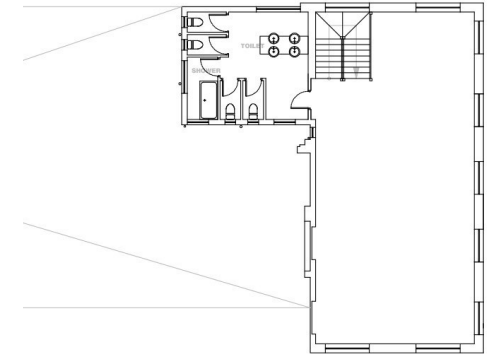
	SQ FT	SQ M
Second Floor Office	1,400	130
First Floor Office	1,400	130
Ground Floor Office/Showroom	1,400	130
Ground Floor Warehouse	5,823	541
Total	10,023	931

FLOOR PLANS

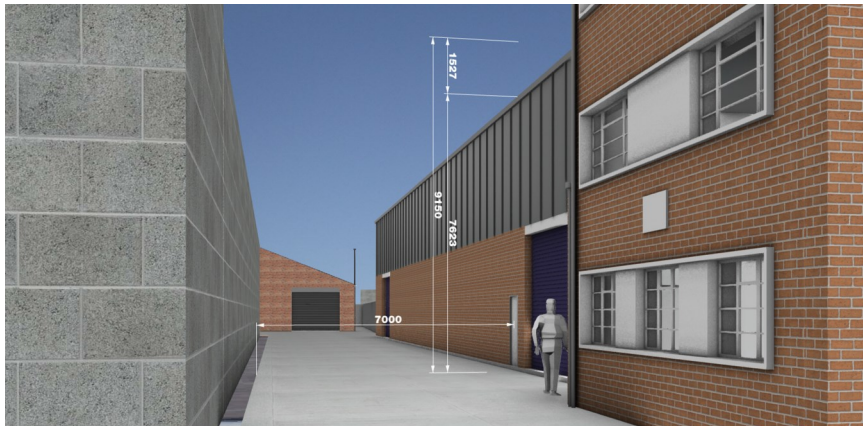
(Not to scale - for indicative purposes only)



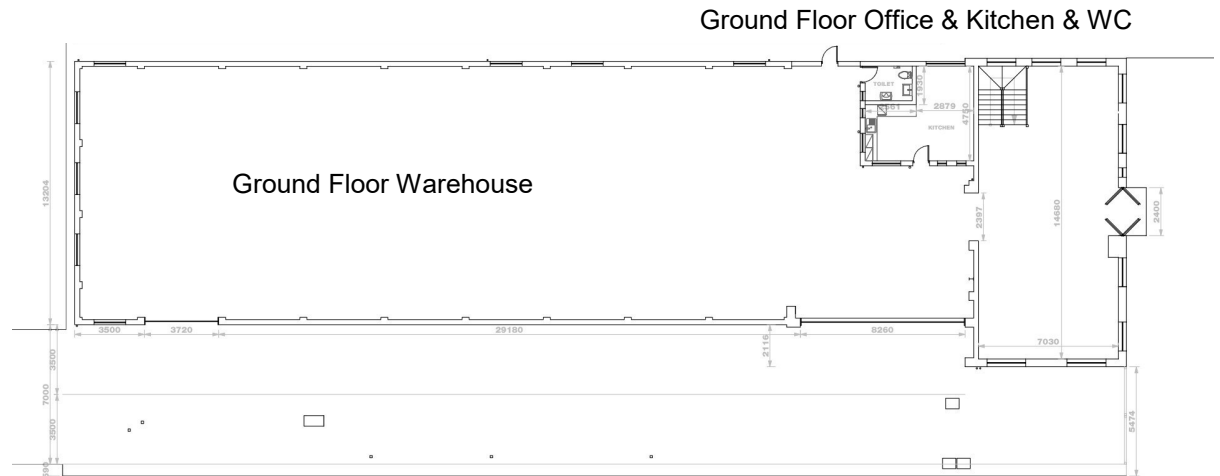
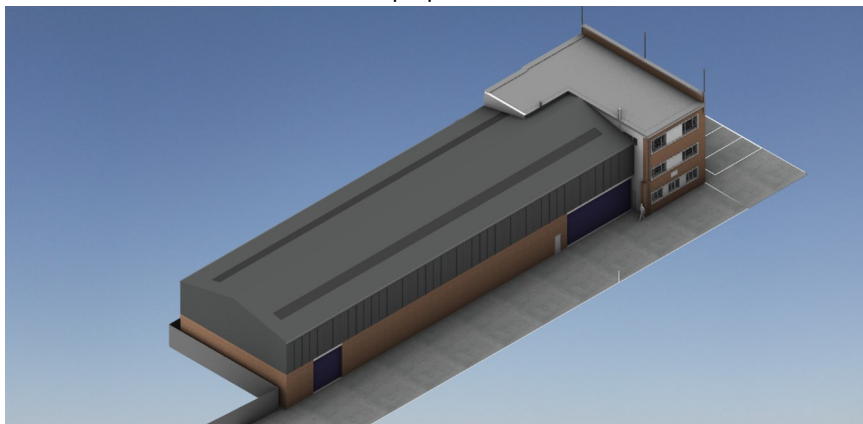
2nd Floor Office & WC



1st Floor Office & WC/Shower



CGI's of proposed scheme

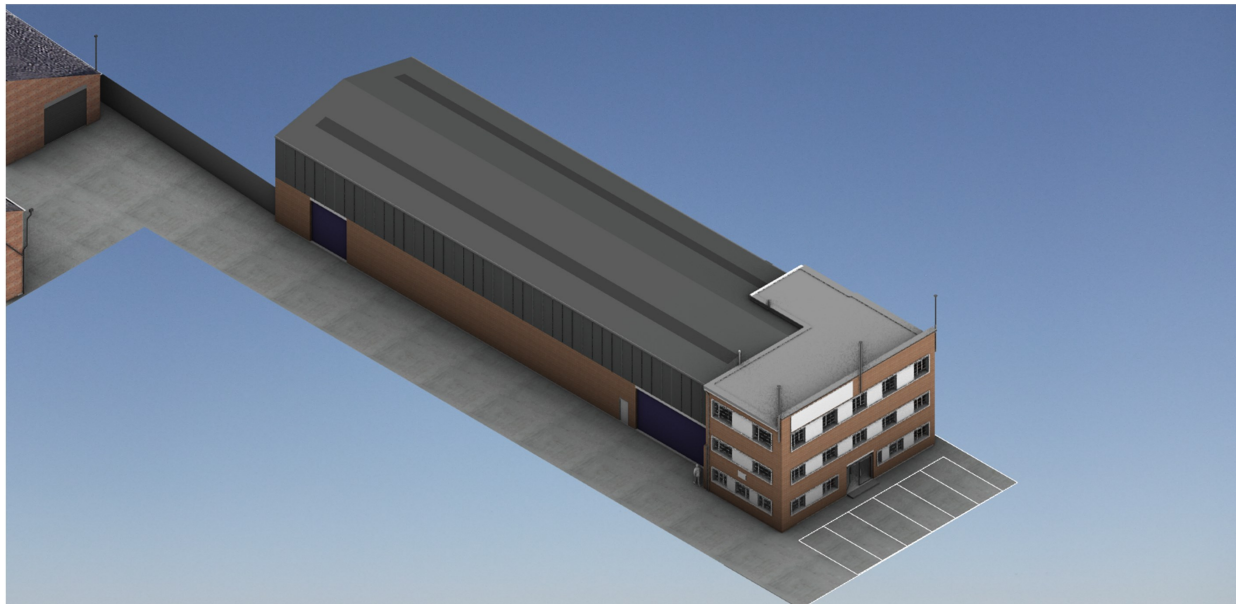


Ground Floor Office & Kitchen & WC

Ground Floor Warehouse



CGI's of proposed scheme



TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

Upon application.

RATES PAYABLE

To be assessed.

VAT

We are advised that the building is elected for VAT.

EPC

Rating C (73)

Note: Early expressions of interest invited giving the possibility to customise build to suit tenant's requirements.

VIEWINGS

Strictly by appointment through Sole Agents:

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