



WAREHOUSE / INDUSTRIAL PREMISES

TO LET



Key Benefits

- 5.15 Eaves
- Byfleet and New Haw Station lies opposite
- Loading door
- To be refurbished
- On site parking

MID TERRACE WAREHOUSE / INDUSTRIAL UNIT TO UNDERGO REFURBISHMENT

UNIT 4, TRACKSIDE BUSINESS CENTRE, ABBOTS CLOSE, WEST BYFLEET, KT14, 7JN

3,862 sq ft (358.79 sq m) GEA

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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 4 is a mid-terrace unit of steel portal frame construction with metal cladding under a dual pitched roof. The unit is to undergo a refurbishment to provide clear span warehouse space benefitting from a roller shutter door, 5.15 m eaves and 3 phase power.

Generous parking and loading facilities.

EPC

Energy Performance Asset Rating – C (60)

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 ²	M ²
Ground Floor Warehouse	3,862	358.8
TOTAL	3,862	358.8



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Chartered Surveyors