

BROOKLANDS

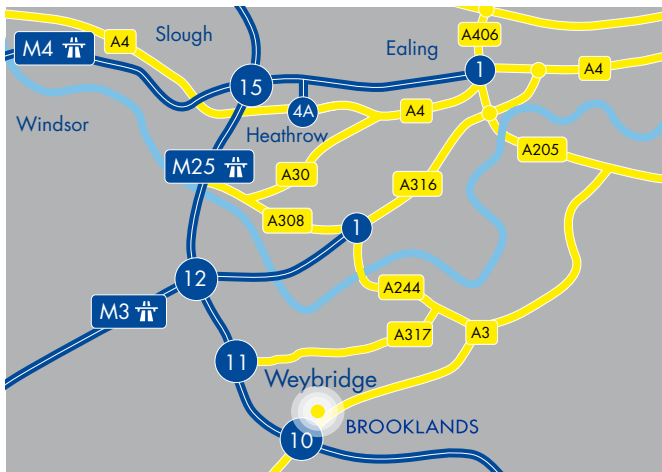
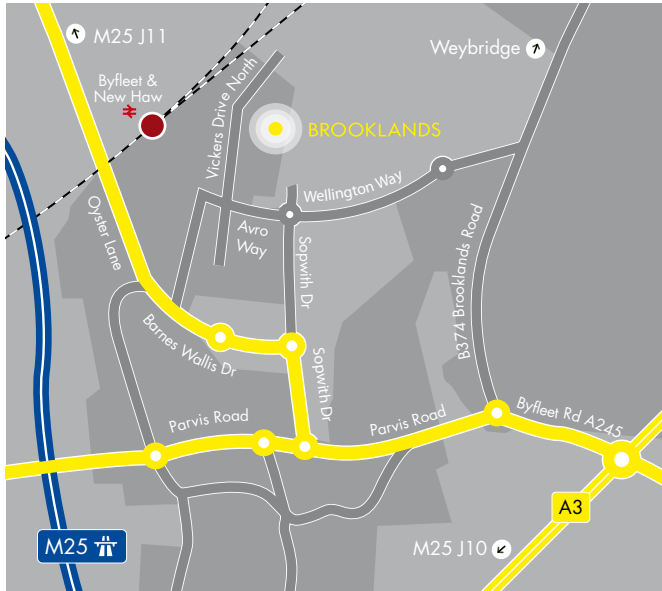
VICKERS DRIVE NORTH WEYBRIDGE KT13 0YU

TO LET: THREE REFURBISHED INDUSTRIAL WAREHOUSE UNITS - UNITS A302, A304 AND A305
11,042 SQ FT (1,026 SQ M) TO 34,203 SQ FT (3,178 SQ M)



BROOKLANDS

VICKERS DRIVE NORTH WEYBRIDGE KT13 0YU



on behalf of:

USS
UNIVERSITIES
SUPERANNUATION
SCHEME LIMITED

For further information and viewing arrangements please contact the joint agents.



NIC POCKNALL
nic@hurstwarne.co.uk

MARK LEAH
mark@hurstwarne.co.uk



TIM CLEMENT
Tim.Clement@kingsturge.com

SHAUN ROGERSON
Shaun.Rogerson@kingsturge.com

THE OPPORTUNITY

Vickers Drive North is located on the established Brooklands Industrial Estate, which offers a range of warehouse, industrial and distribution centres serving south west London via the A3 corridor. Brooklands is an integrated business environment with excellent onward transport links to the south west M25 corridor and beyond via the national motorway network.

Units A302, A304 and A305 comprise three refurbished industrial / warehouse units which are available to let.

THE BENEFITS

- Good access to the A3 intersection, which is approximately 2 miles to the east via the A245 Byfleet Road. Junctions 10 and 11 of the M25 are approximately 4 and 4.4 miles respectively, with central London approximately 21 miles distant.
- Close proximity to Byfleet and New Haw Railway Station providing direct access to London Waterloo (approx 36 mins)
- Weybridge Town Centre is within a few minutes drive. Nearby there are Tesco and Marks & Spencer Superstores and the new Mercedes Benz heritage and technology centre
- Range of local bus routes running to Kingston, Weybridge, Staines, Chertsey, Molesey and Byfleet and New Haw Railway Station
- Available on flexible terms

THE FEATURES

- Minimum eaves height to each unit of approximately 6m (20ft)
- Single electric loading door to each unit
- Two storey offices to the front of each unit
- Excellent parking ratio (1:700 sq ft approx)

ACCOMMODATION

(Based on approximate gross external area)

	Sq ft	Sq m	Car Parking
Unit A302	11,042	1,026	16
Unit A304	11,460	1,065	16
Unit A305	11,701	1,087	16
Total GEA	34,203	3,178	

DISTANCES

SAT NAV: KT13 0YU

Byfleet & New Haw Station	1.4 mile
Weybridge Town Centre	3.7 miles
M25 J10	4 miles
M25 J11	4.4 miles
Heathrow Airport	16.4 miles

Source: The AA Route Planner