

# LEATHERHEAD MODERN LIGHT INDUSTRIAL / WAREHOUSE UNITS

5,097 - 11,504 sq ft (474 - 1,069 sq m)

www.hurstwarne.co.uk



**Unit 5 & 6, Leatherhead Trade Park, Station Road, KT22 7AL**

## To Let

- Close to junction 9 of M25.
- Mezzanine offices.
- New leases directly from landlord.
- Undergoing refurbishment.

Regulated by RICS



## Location

Situated on Leatherhead Industrial Estate just off Station Road, Units 5 and 6 are only a few minutes drive from Junction 9 of the M25 and within easy walking distance of both Leatherhead British Rail station and Leatherhead town centre.

Leatherhead is approximately equidistant between both Heathrow and Gatwick Airports and is therefore well located for trade and distribution occupiers. Other occupiers on the Estate include Magnet, Camberley Auto Factors and Merityre.

## Description

The premises comprise modern industrial/warehouse units of steel frame construction with block and profile steel cladding. Both units benefit from two storey office accommodation.

### Amenities:

- Roller shutter doors (4.50 metres wide x 4.74 metres high).
- Approximate height to underside of roof covering:  
Unit 5 = 5.61 rising to 8.35 metres, approx.  
Unit 6 = 6.20 rising to 6.65 metres, approx.
- Office mezzanine with toilets beneath.
- On site parking.

## Accommodation:

<b>Unit 5</b>	Ground Floor	5,846 sq ft	<b>Unit 6</b>	Ground Floor	4,064 sq ft
	First Floor	561 sq ft		First Floor	344 sq ft
				Office Mezzanine	689 sq ft
	<b>Total</b>	<b>6,407 sq ft</b>		<b>Total</b>	<b>5,097 sq ft</b>

**Grand Total: 11,504 sq ft (1,068.76 sq m)** The units can be taken individually or combined.

## Tenure

The premises are available by way of new fully repairing and insuring lease(s) direct from the landlord on terms to be agreed.

## Annual Rental

Unit 5: £ 70,500

Unit 6: £ 56,000

Total: £126,500 per annum exclusive. VAT will be charged on the annual rental.

## Business Rate

Rateable Value: £98,500

Uniform Business Rate: £0.444 (expiring 31/03/2008)

Business Rates Payable: £43,734 per annum, approximately

Therefore business rates payable per sq ft are £3.80

## Service Charge

There is a service charge levied by the landlord for the upkeep of the communal areas of the Estate. Further details from the agent.

## Viewing and further information contact:

Strictly by appointment with the sole letting agents:

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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## Our Leatherhead and Fleet regional offices cover Surrey, Hampshire, Berkshire and the South West M25

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