

RYEBROOK

INDUSTRIAL ESTATE

WAREHOUSE / INDUSTRIAL PREMISES

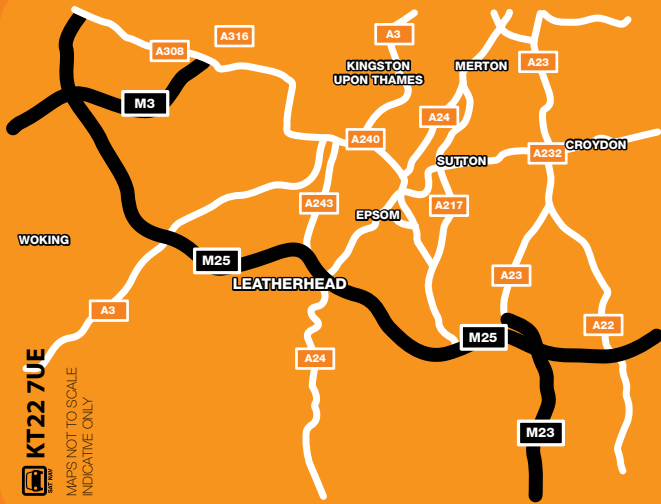
TO LET

4,124 SQ FT



UNIT 6 , RYEBROOK INDUSTRIAL ESTATE, BAY TREE AVENUE, KINGSTON ROAD, LEATHERHEAD, KT22 7UE

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INDUSTRIAL ESTATE



Location

Ryebrook Trading Estate is located in Bay Tree Avenue off Kingston Road, Leatherhead. The town centre and mainline railway station are within a short walk providing direct services to London Waterloo & Victoria (44 minutes).

Leatherhead benefits from good access to the M25 motorway (Junc 9 approximately 1/2 a mile distant) as well as being located equidistant to both major London airports (Gatwick 20 miles / Heathrow 25 miles).

Description

Unit 6 comprises a modern, fully refurbished warehouse / industrial unit of steel portal frame construction with parking and small yard. Nearby occupiers include Plumb Centre (trade counter).

Amenities

- Loading doors at both ends of the unit (height approx 5m's).
- Minimum eaves height to underside of haunch 5.12m.
- Small office.
- WC / Kitchenette facilities.
- Halogen lighting in the warehouse.
- 7 plus car parking spaces.
- Fully refurbished

Accommodation

Measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) we calculate an area of 4,124 sq ft (383Sq m).

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Terms A new fully repairing & insuring lease for a term to be agreed.

Quoting Rent Upon application.

Legal costs Each party to be responsible for their own legal costs.

Viewing Available by appointment only, please contact the agents.

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On the Instructions of:

INDUSTRIAL PROPERTY INVESTMENT FUND

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