

# LEATHERHEAD WAREHOUSE/INDUSTRIAL PREMISES

8,097 sq ft (752.23 sq m)



**Unit 1D, Business Park 8,  
Barnett Wood Lane, Leatherhead, Surrey KT22 7DG**

## TO LET

- 6.5 metre eaves height.
- Fluorescent lighting.
- 3 phase power and gas.
- Car parking.

Regulated by RICS

### Location

The premises are situated within Business Park 8 accessed off Barnett Wood Lane and approximately half a mile from Leatherhead town centre and mainline railway station. Access to the M25 motorway via Junction 9 lies within half a mile which in turn provides excellent access to the motorway network. Both Heathrow and Gatwick Airports are within 25 miles.

### Description

Unit D comprises an end of terrace warehouse/industrial unit of steel portal frame construction with brick and coated profile steel cladding under a double pitched roof incorporating translucent roof lights. The premises benefits from an up and over loading access to the front of the unit and car parking.

### Amenities

- 3 phase power.
- Loading door.
- Fluorescent lighting.
- Car parking.
- Gas.
- 6.5 metre eaves height.
- Translucent roof lights.

### Accommodation

8,097 sq ft (752 sq m).

Some office content to suit can be constructed by the landlord at the tenant's request. Further details available from the agent.

### Tenure

The premises are available on a new fully repairing and insuring lease direct from the landlord on terms to be agreed.

### Rent

On application.

### Planning

The premises currently benefit from a B8 Storage & Distribution, B1(C) Light Industrial and B2 General Industrial use.

### Business Rates

From internet enquiries, the premises are rated as follows:

2005 Rateable Value:	£70,500.00
Uniform Business Rate:	£0.485 (expiring 31/03/2010)
Rates Payable:	£34,192.50
Description:	Workshop & Premises

### Legal Costs

Each party to be responsible for their own legal costs with regard to the proposed transaction.

### Viewing & further Information

Strictly by appointment through the sole letting agents, contact:

Maurice Johnson	Mark Leah
<a href="mailto:maurice@hurstwarne.co.uk">maurice@hurstwarne.co.uk</a>	<a href="mailto:mark@hurstwarne.co.uk">mark@hurstwarne.co.uk</a>
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For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website <a href="http://www.hurstwarne.co.uk">www.hurstwarne.co.uk</a>	A 8-25
	B 26-50
	C 51-75
	D 76-100
	E 101-125
	F 126-150
	G over 150

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

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