

EGi
Deals Winner 2009
Most Active
Commercial Property Agent in Surrey

HERSHAM WAREHOUSE PREMISES

9,852 SQ FT (915 SQ M)

www.hurstwarne.co.uk



11-13 Old Esher Road, Hersham, Walton On Thames, KT12 4NH

To Let on Flexible Terms

- 4.25 metre eaves height.
- WC and kitchenette.
- 3 phase power.
- 2 x up and over roller shutter loading doors.
- Gas fired convector heaters.

Regulated by RICS



Location

The premises are located in Old Esher Road, Hersham, adjacent to the Hersham bypass offering good access via Weybridge or Esher to the A3 and onwards to the M25 at Junction 10 (5 miles) and central London (20 miles) respectively.

Description

The premises comprise good quality self contained warehouse accommodation of steel portal frame construction under a pitched lined roof with translucent roof lights. The premises form the rear part of a building currently occupied by Parfums Givenchy.

Amenities:

The premises benefits from the following amenities:

- 2 full height roller shutter up and over loading doors.
- 3 phase power.
- Gas fired convector heaters.
- 4.25 metre eaves height.
- Parking.
- WC and Kitchenette facilities.

Accommodation

Based on the gross internal area and in accordance with the RICS Code of Measuring Practice, the premises measure some 9,852 sq ft (915.27 sq m).

Tenure

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

Rent

The premises are available at an annual rental of £55,000 per annum exclusive. Rent will be payable quarterly in advance and subject to VAT if applicable.

Business Rates

From internet enquiries, the premises are rated as follows:

2005 Rateable Value:	£54,500
Uniform Business Rate:	£0.485 (expiring 31/03/2010)
Rates Payable:	£26,432.50
Description:	Warehouse & Premises

Legal Costs

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

Viewing and Further Information

Maurice Johnson

maurice@hurstwarne.co.uk

01372 360190

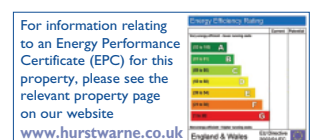
07770 416220

Mark Leah

mark@hurstwarne.co.uk

01372 360190

07769 973371



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

7782_HW_LHEAD/KT12 4NH/04/09

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

323 Kingston Road, Leatherhead, Surrey KT22 7TU
T 01372 360190 **F** 01372 360211
E leatherhead@hurstwarne.co.uk

161 Fleet Road, Fleet, Hampshire GU51 3PD
T 01252 816061 **F** 01252 816062
E fleet@hurstwarne.co.uk

Abbey House, 25 Clarendon Road, Redhill, Surrey RH1 1QZ
T 01737 852222 **F** 01737 852101
E redhill@hurstwarne.co.uk