

EGi

Deals Winner 2009
Most Active Commercial
Property Agent in Surrey

Hurst Warne

Chartered Surveyors and
Commercial Property Consultants

BYFLEET WAREHOUSE AND OFFICE PREMISES WITH APPROX 50 PARKING SPACES

21,148 SQ FT (1,965 SQ M)



19 Wintersells Road, Byfleet, Surrey KT14 7LF

FOR SALE OR TO LET

- 2 x Roller Shutter Loading Doors.
- 9m Eaves Height.
- 3 Phase Power.
- Ample Car Parking.

Regulated by RICS



RICS

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Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

The property is situated on Wintersell's Road an established office/industrial location off Oyster Lane (A318). Byfleet and New Haw Station is within easy walking distance which provides a direct line service to London (Waterloo 42 minutes). The premises also benefit from excellent transport links situated 3 miles distant from the A3 at Cobham which in turn provides easy access to both central London and the M25 motorway at Junction 10.

Description

The property comprises a large high bay warehouse (approximately 9m eaves) with 2 roller shutter doors to the front and side of the building. There is currently also a mezzanine floor which provides further storage and additional office accommodation. Adjoining the warehouse linked via a stairwell is a 2 storey office building fitted out to a good standard.

Amenities

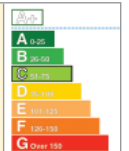
- 2 x roller shutter loading doors
- Mezzanine floor
- Suspended ceilings
- Security alarm
- Kitchen facilities
- Gas fired central heating to offices with comfort cooling to ground floor office
- 9m eaves
- 3 phase power to warehouse
- CAT II lighting
- Male and female wc facilities including shower
- Approximately 50 parking spaces

Accommodation

Warehouse	14,084 sq ft	(1,308 sq m)
Open Mezzanine	2,129 sq ft	(198 sq m)
Office Mezzanine	1,474 sq ft	(137 sq m)
Total Warehouse	17,687 sq ft	(1,643 sq m)
Office Building	3,462 sq ft	(322 sq m)
Overall Total	21,148 sq ft	(1,965 sq m)

All measurements are based on the gross internal area (GIA).

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website
www.hurstwarne.co.uk

**Tenure**

The premises are available freehold quoting £1.85 million plus VAT if applicable. Alternatively, the premises are available by way of a new lease on terms to be agreed. Further information available from the agents.

Viewing & further Information

Strictly by prior appointment through the joint sole agents:

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

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

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