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Deals Winner 2009
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Property Agent in Surrey

Hurst Warne

Chartered Surveyors and
Commercial Property Consultants

BYFLEET SELF CONTAINED REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

1,757 SQ FT (163 SQ M)



**Unit 15E Wintersells Road,
Wintersells Industrial Estate, Byfleet, Surrey KT14 7LF**

TO LET

- Roller shutter loading door
- Three phase power supply
- Refurbished
- Parking

Regulated by RICS



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

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Location

The premises are situated on the established Wintersells Industrial Estate on Wintersells Road off Oyster Lane (the A3218) equidistant between Addlestone and Byfleet. The estate is well placed within 5 miles of Junction 11 of the M25 which provides excellent onward links to the national motorway network.

Description

Unit 15e is a small self contained unit within a terrace or purpose built industrial units. Set within a gated yard within the estate each unit is a brick construction with an internal steel frame and a profile steel roof.

Amenities

- Electrically operated roller shutter loading door.
- Concrete floors.
- Florescent strip lighting.
- WC facilities.
- 3 phase power.
- Parking.

Accommodation

Ground Floor	1,002 sq ft	(93.09 sq m)
First Floor Mezzanine Floor	755 sq ft	(70.14 sq m)
Total	1,757 sq ft	(163.23 sq m) GIA

Terms

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

Rent

The unit is available at £14,000 per annum, exclusive. The annual rental will be payable quarterly in advance and subject to VAT (if applicable).

Business Rates

From internet enquiries only, we understand the premises are subject to the following assessment:

2010 Rateable Value:	£9,400
Uniform Business Rate:	£0.414 (expiring 31/03/2011)
Rates Payable:	£3,891.60 per annum, approx.

Note: A further small business discount may apply to your company. For further information please contact the Local Authority.

Service Charge

Further information available from the agent.

Legal Costs

Each party to bear their own legal and professional costs with regard to the proposed transaction.

Viewing and further information

Strictly by appointment with the sole letting agents:

Mark Leah
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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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