



To Let

Modern Warehouse / Industrial Unit

To Let

- 2 level access doors
- 14m eaves
- 37.5kN/m2 floor loading
- LED lighting
- 27 parking spaces
- First floor offices

Unit 27 Trade City, Avro Way

Brooklands Industrial Estate, Weybridge, KT13 0XQ

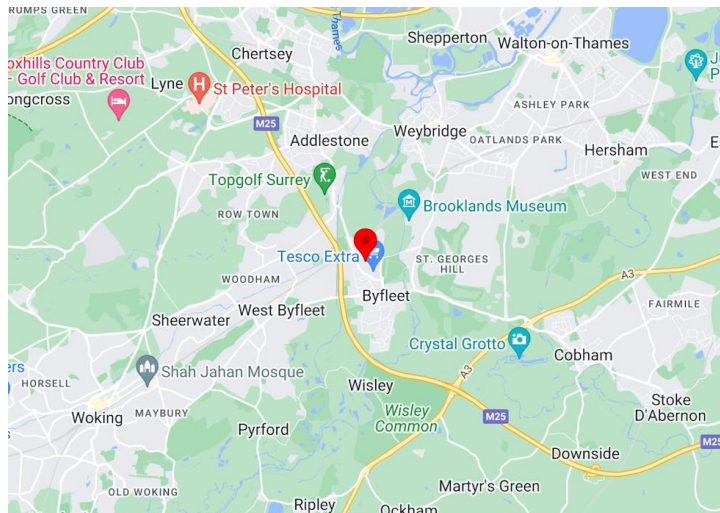
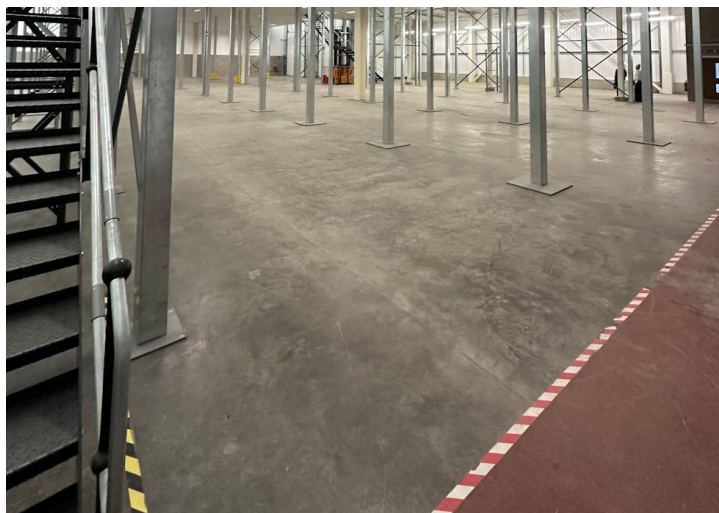
18,062 sq ft

1,678.01 sq m

Reference: #228417

Unit 27 Trade City, Avro Way

Brooklands Industrial Estate, Weybridge, KT13 0XQ



Summary

Available Size	18,062 sq ft / 1,678.01 sq m
EPC	D (77)

Description

Unit 27 comprises an end of terrace warehouse / industrial unit of portal frame construction with 10% office content at first floor.

The premises have been built to a high specification, benefitting from 2 electric loading doors to the front, 14m eaves and LED lighting in the warehouse.

The offices have suspended ceilings with integrated Cat II lighting, central heating and perimeter trunking.

Location

Trade City, Brooklands Estate, Weybridge is situated on Avro Way on the established Brooklands Industrial Estate. The estate is located off the A3 (approximately 3 miles) which provides direct access to Central London and Junction 10 of the M25.

Accommodation

The below areas have been calculated on a gross internal basis:

Description	sq ft	sq m
Ground Floor Warehouse	15,732	1,461.55
First Floor	2,330	216.46
Offices / Ancillary	2,330	216.46
TOTAL GIA	18,062	1,678.01
First Floor Mezz	8,743	812.25

Specification

- 2 level access doors
- 14m eaves
- 37.5kN/m2 floor loading
- LED lighting
- 27 parking spaces
- First floor offices

Terms

To let on a new full repairing and insuring lease for a term by arrangement.

Timing

The unit is available on completion of the refurbishment works.

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