

# To Let

# Modern Warehouse / Industrial Unit

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- 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
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- 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.

#### Sarah Downes

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#### **Annie Smith**

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