



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

Newbuild Class "E" Retail Units  
Suitable for a Variety of Uses  
781.94 sq. ft. (72.64 sq. m)

302 WOODHAM LANE, NEW HAW, ADDLESTONE KT15 3NZ



## LOCATION

Located in a prominent position within the centre of New Haw the adjacent Woodham Lane is one of the main vehicular thoroughfares from Woking to Weybridge and the A3. The retail premises will front The Broadway, the main retailing area for the location and is also nearby to New Haw Junior School. Nearby commercial occupiers include The Black Prince opposite and adjacent is a parade of retail units trading as a variety of local occupiers.

## DESCRIPTION

The premises will be formed of a ground floor, newbuild, retail unit which will be created as part of a larger site redevelopment. The properties will be presented in "shell" condition with capped off services and new double glazed, aluminium, shop fronts.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Unit 1	704.39	65.44
Unit 2	781.94	72.64
Total	781.94	72.64

## TERMS

Available on new Leases with terms to be agreed.

## RENT

Unit 2: £22,000 p.a. + VAT

## RATES

Rateable Value: To be Assessed

Rates Payable (22/23): To be Assessed

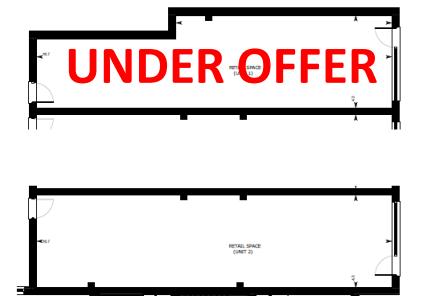
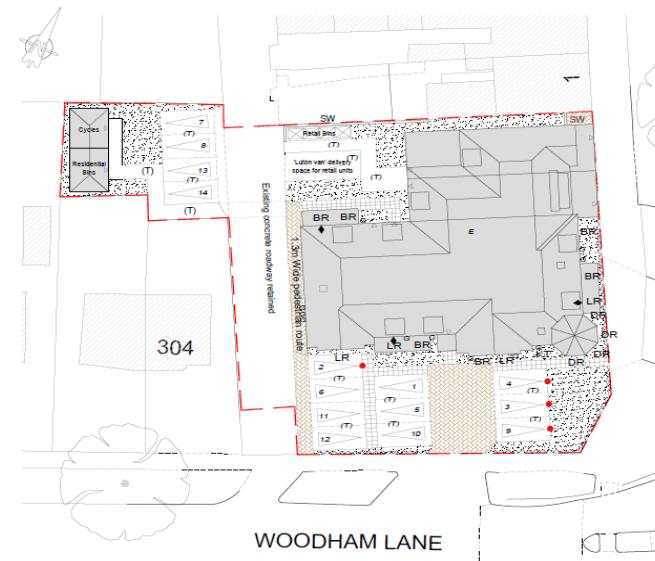
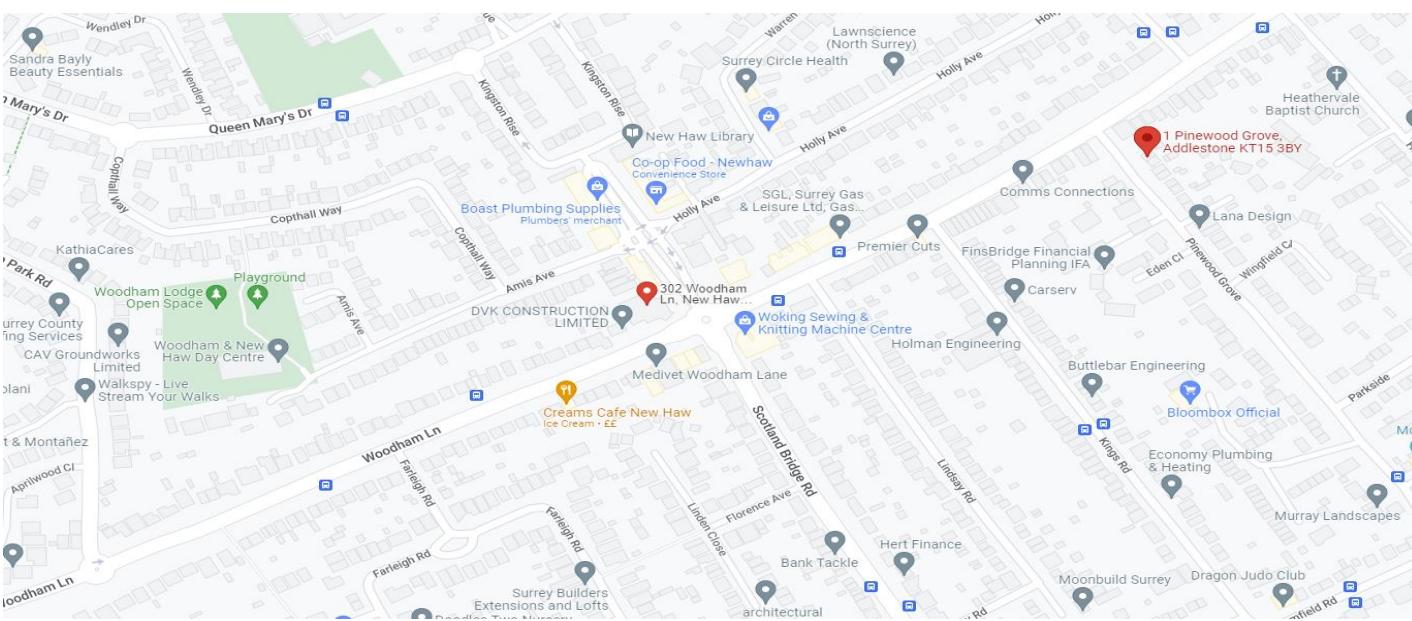
Rates to be assessed once development is complete.

## EPC

To Be Assessed

## LEGAL COSTS

Each party to bear their own legal costs.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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## CONTACT

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