

CAMPBELL CENTRE

AVRO
WAY

BROOKLANDS BUSINESS PARK

Unit2

WEYBRIDGE **KT13 0XQ**

8,585 sq ft (797.6 sq m)



PRIME LOCATION



6.5M EAVES



2 ELECTRICALLY
OPERATED LOADING DOORS



3 PHASE
ELECTRICITY



AMPLE
PARKING



SECURE
YARD



MEZZANINE

INDUSTRIAL/ WAREHOUSE UNIT

TO LET



The property comprises a detached unit with secure yard off Avro Way. The unit is of steel portal frame construction with part brick and part profile steel cladding offering clear warehouse space with an office / amenity block. Unit 2 presents very well and is available now.

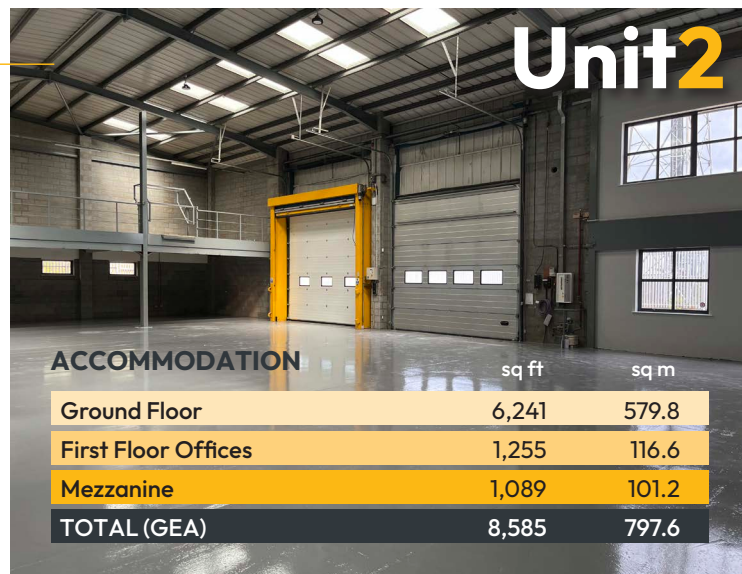
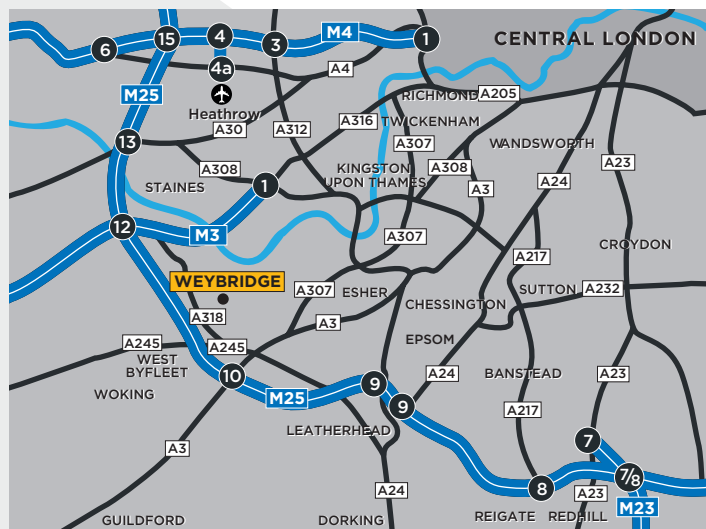


The premises has been fitted with an advanced security camera system, which is available via separate negotiation.

LOCATION

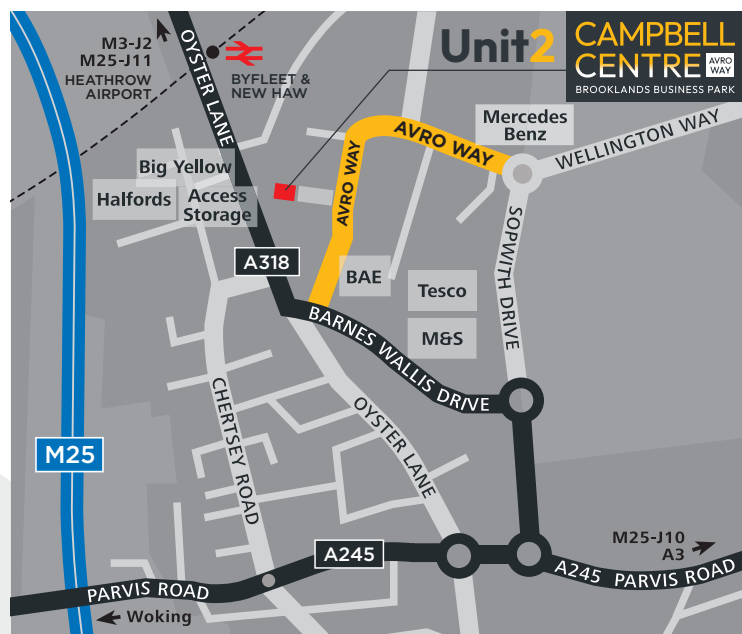
Brooklands Business Park has excellent transport links being 4 miles from Junction 10 of the M25 which gives access to the wider regional motorway network of the M3, M4, M23 and M40. The A3 / A245 junction lies 3 miles away which gives access via A3 north to South West London. Byfleet station direct to London Waterloo in 40 minutes.

Campbell Centre sits within the wider Brooklands Business Park which is home to a number of national occupiers including: Amazon, John Lewis, BAE Systems and Fed Ex.



ACCOMMODATION

	sq ft	sq m
Ground Floor	6,241	579.8
First Floor Offices	1,255	116.6
Mezzanine	1,089	101.2
TOTAL (GEA)	8,585	797.6



TERMS

Available by way of a new FRI lease direct from the Landlord.

RATEABLE VALUE

£71,000.

LEGAL COSTS

Each party to bear their own legal costs.

RENT

On application.

EPC

C58.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact:



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