



Owen  
Isherwood  
CHARTERED SURVEYORS

103 Spinney Hill, Addlestone, KT15 1AZ

**FOR SALE | 3,337.46 SQ FT (310.06 SQ M)**

Owner Occupier and Investment

## Owner Occupier Industrial Unit

- Self-contained commercial property
- Vehicle workshop with roller shutter access
- Ancillary office / reception accommodation
- Forecourt providing parking and operational space
- Prominent roadside position on Spinney Hill
- Close to Addlestone town centre
- Good access to the M25





## Location

The property is located approx 1 mile from Addlestone town centre and 0.9 miles from M25 Junction 11, providing excellent access to the wider Surrey road network. The surrounding area comprises of roadside commercial and residential properties. Addlestone town offers a range of retail and leisure amenities. Addlestone, Weybridge and West Byfleet Railway Station are all located nearby providing services into Central London.

## Description

The building provides a single-storey industrial unit with smaller flat roof extensions to the rear, constructed with brick elevations beneath a pitched steel truss roof. The rear section comprises a workshop with ancillary offices, storage and WC facilities. The front section, fronting Spinney Hill, is divided between office accommodation and a workshop/warehouse. Externally, the property benefits from numerous parking spaces available at the front, side & rear of the building.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Front Unit	1,572.82	146.12	Available
Ground - Rear Unit	1,764.64	163.94	Let
<b>Total</b>	<b>3,337.46</b>	<b>310.06</b>	

## Price

£595,000

## EPC

E (103)

## Business Rates

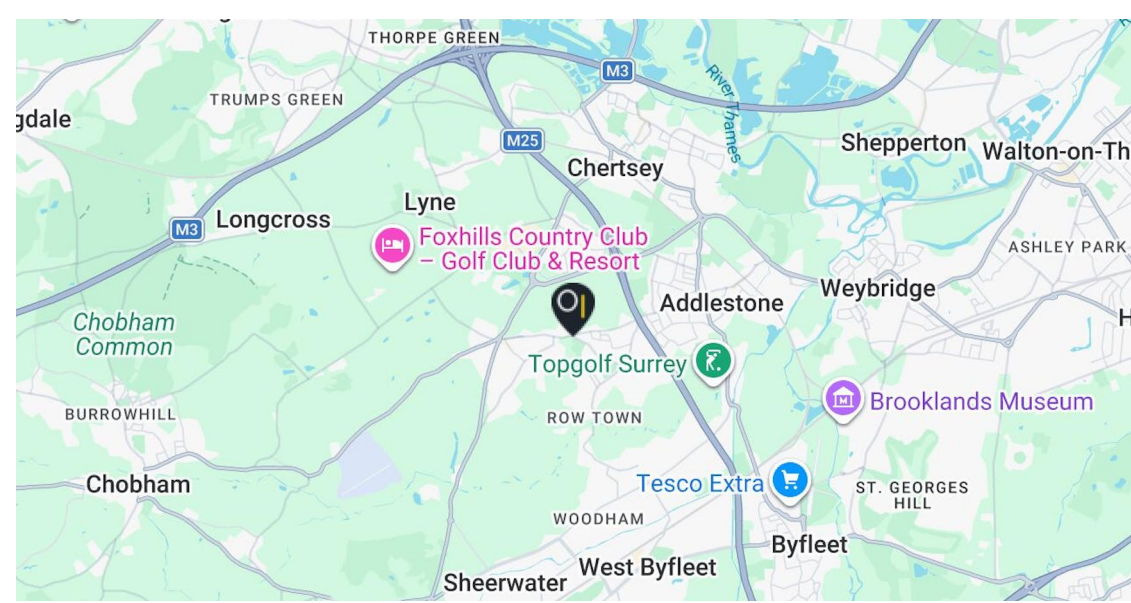
Q Motors: Rateable value £21,750  
103A: Rateable value £12,500  
103B: Rateable value £7,400

## Lease

The rear workshop on Hare Hill side is let to Q Motors Workshop Ltd on a 3-year lease at £17,650 per annum, commencing 1 May 2025.

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

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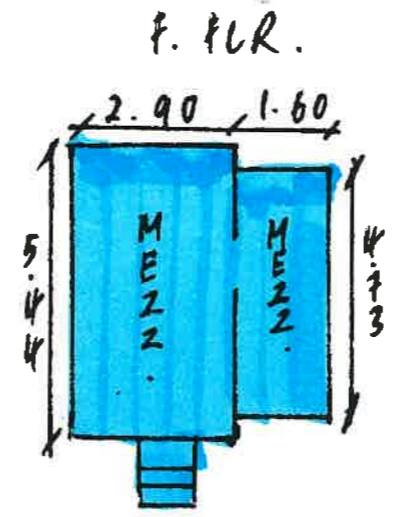
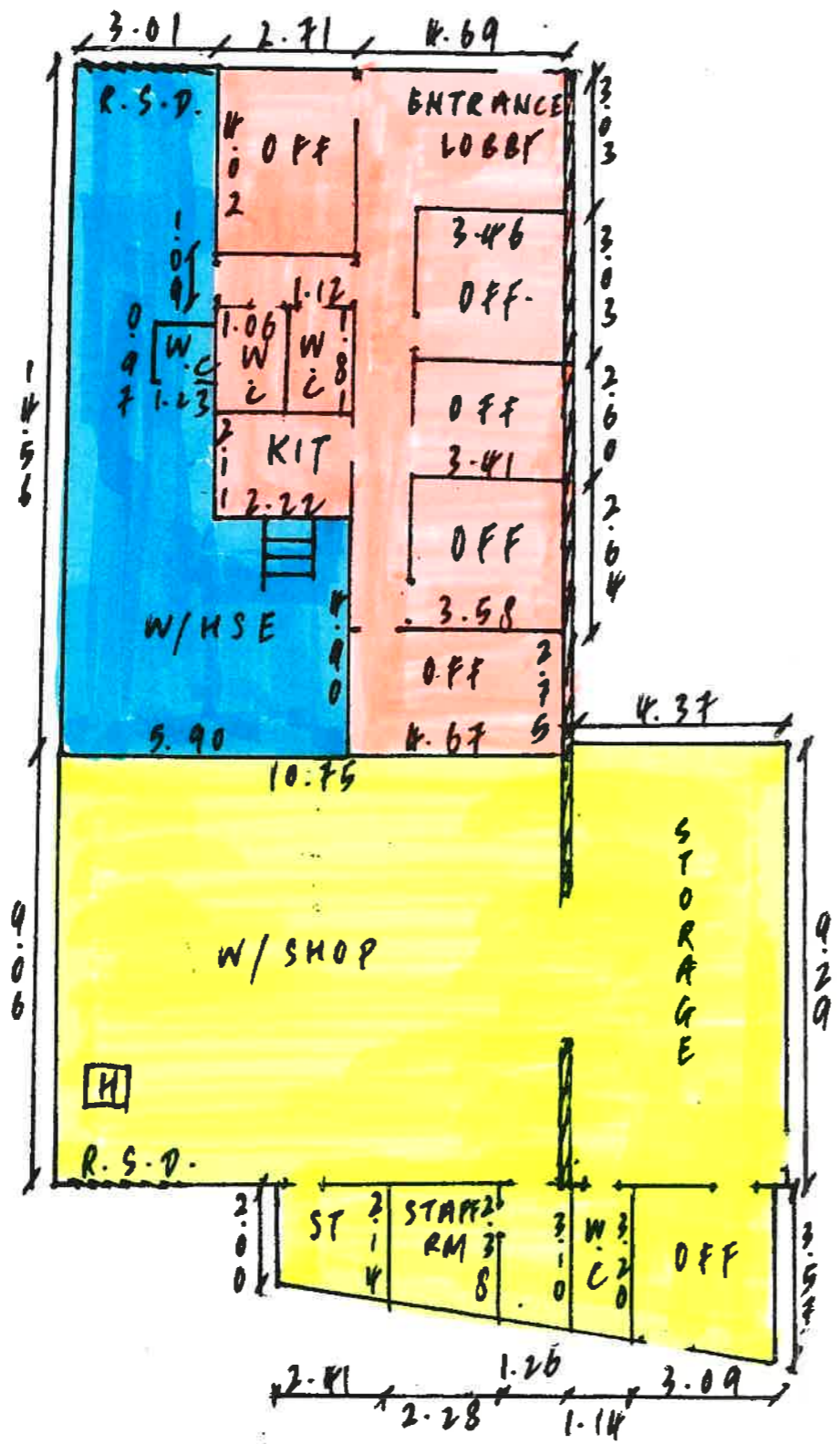
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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive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

GRD. FLR.



- DMS (Occupied)
- Oakline Flooring Ltd. (Empty)
- Q Motors (Occupied)

A E. HT = 3.1 m  
 A NO SKYLIGHTS