



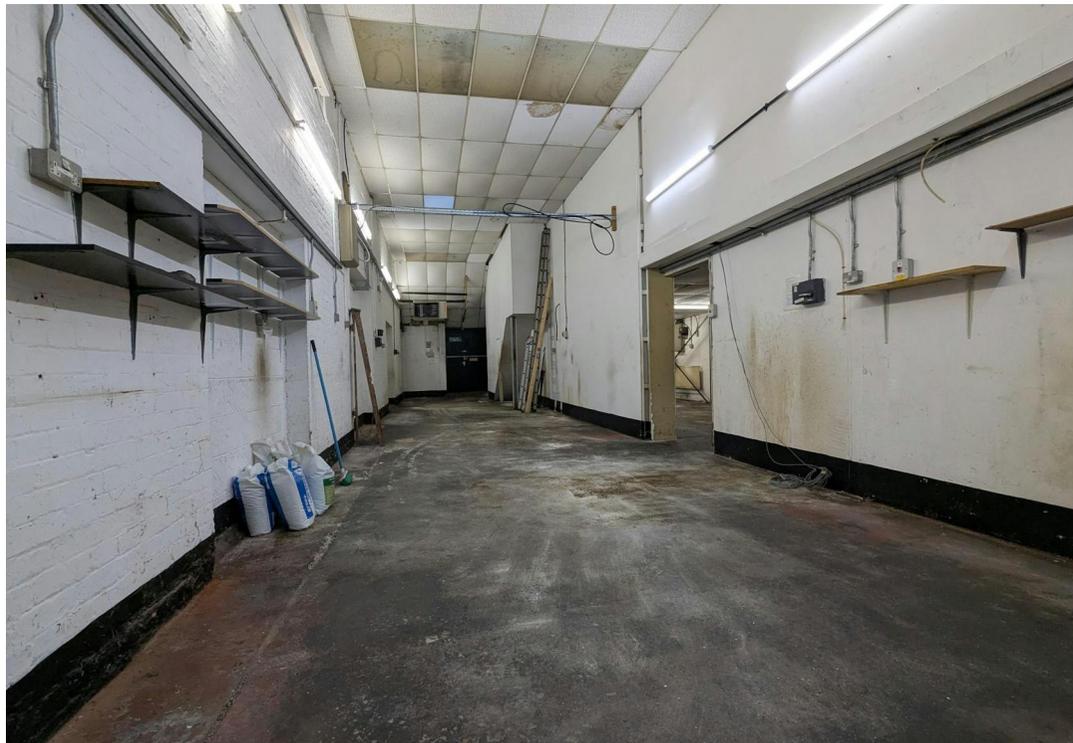
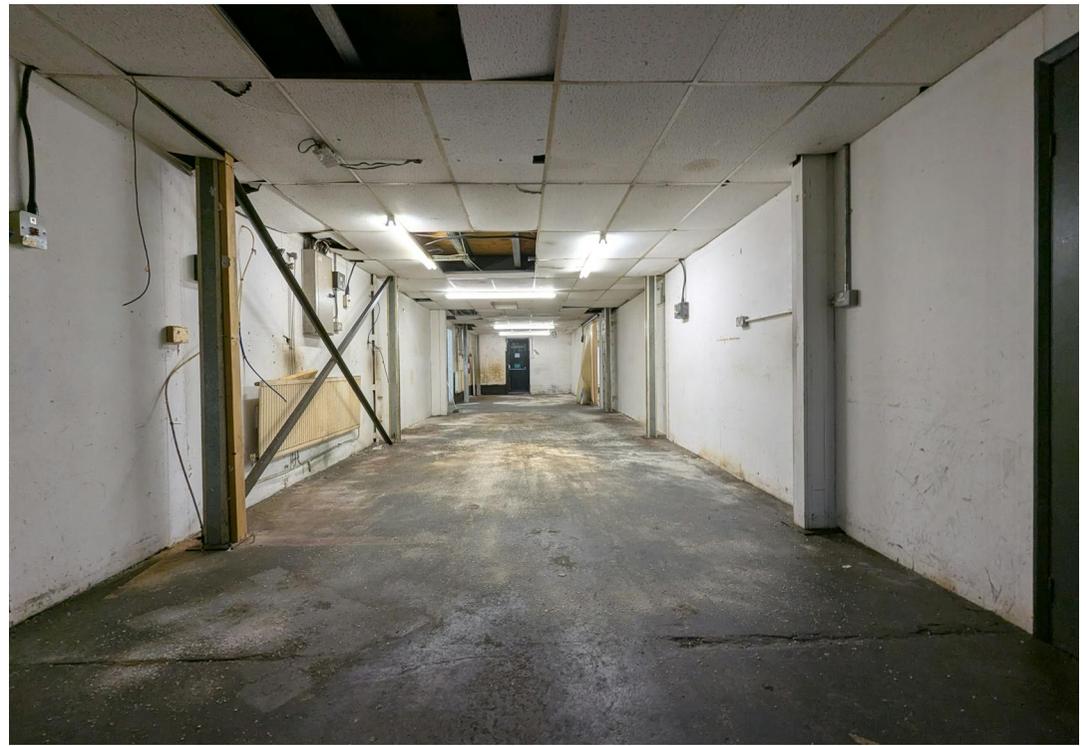
Owen  
Isherwood  
CHARTERED SURVEYORS

Unit 1a, 1, 2 & 3, Kings Road, Addlestone, KT15 3BG  
**TO LET / FOR SALE | 4,730.46 SQ FT (439.47 SQ M)**

## Industrial/Workshop unit to be sold with vacant possession.

- Bright units with full fluorescent lighting.
- Large workshop with practical rear storage.
- Ideal for owner-occupiers or investors.
- 3-Phase Power.
- Prime industrial location near M25.
- Excellent access to London, Heathrow & South East.





## Location

These industrial units benefit from a strategic position within a well-established commercial area. Just minutes from Junction 11 of the M25, the site offers excellent road connectivity to London, Heathrow Airport, and the wider South East. Addlestone town centre and train station are also close by, providing convenient access for staff and logistics.

## Description

The mainly single-storey property features rendered and painted external walls under a pitched roof, with a spacious internal layout comprising a large workshop and adjoining storage area to the rear. Units 1a – 3 occupy the rear half of the site.

The units benefit from 3-phase power, fluorescent tube lighting throughout. Ideal for owner-occupiers or investors seeking versatile industrial space in a well-connected location.

## Accommodation

Name	sq ft	sq m	Availability
Building	3,860	358.61	Available
Building - Storage	285.46	26.52	Available
Mezzanine	585	54.35	Available
<b>Total</b>	<b>4,730.46</b>	<b>439.48</b>	

## Rent

£12.50 per sq ft

## Price

£595,000

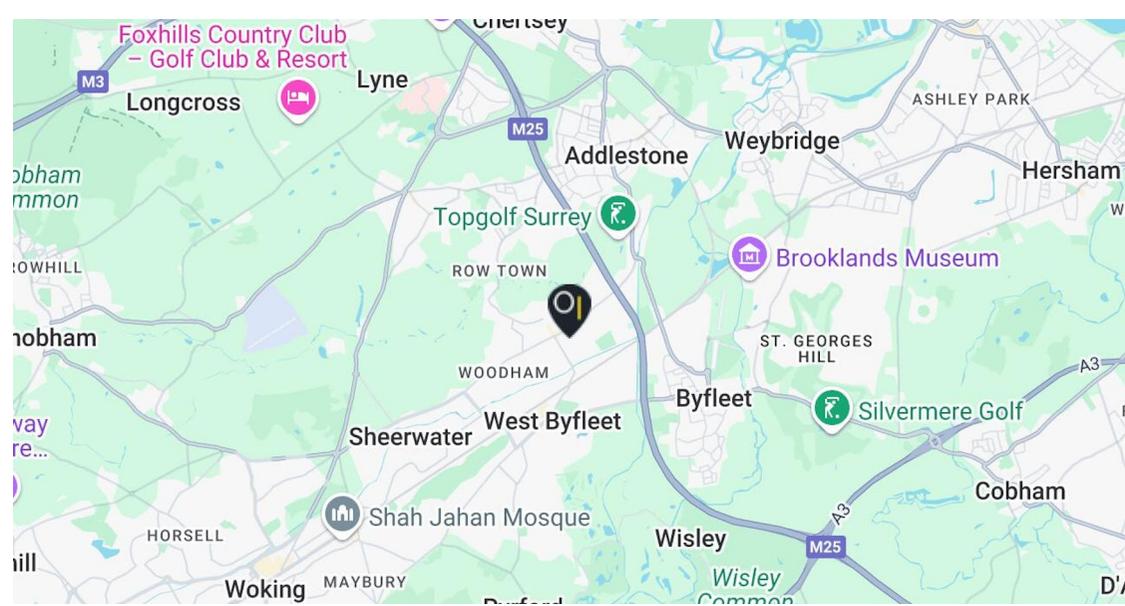
## Rates & Charges

Rateable value: £36,900

Rates payable: £18,413.10 per annum

## Legal costs

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



## Contact

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