



Unit C3, Sandown Industrial Park, Mill Road, Esher KT10 8BL

TO LET

Industrial/warehouse with demised
forecourt & fenced, rear storage area

4,820 Sq Ft (448 Sq M)

DESCRIPTION

Unit C3 is a mid-terrace industrial/warehouse unit with demised forecourt with car parking and an additional fenced storage area to the rear capable of housing storage containers. The unit benefits from office space and WCs. The estate benefits from onsite security with a gatehouse at the entrance.

- ✓ 5.5m eaves
- ✓ 3 Phase power
- ✓ Front electric loading door
- ✓ Demised forecourt with 8 car parking spaces
- ✓ Onsite security gatehouse
- ✓ 5 minutes to Esher town centre & easy access to A3/M25



LOCATION

Sandown Industrial Park is located close to Esher town centre yet with easy access to the A3 and the M25 at Junction 9 and 10. Esher mainline rail station is close by and provides a fast and regular direct service to London Waterloo, with an average journey time of 30 minutes.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	4,820	448

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

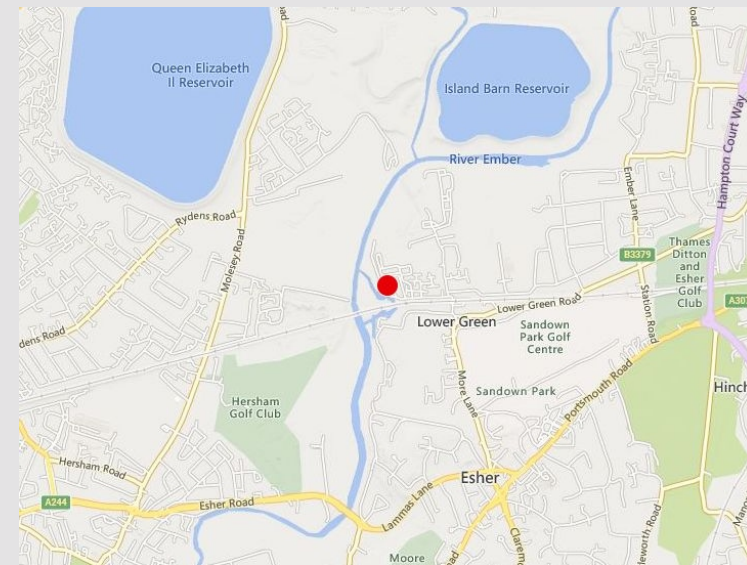
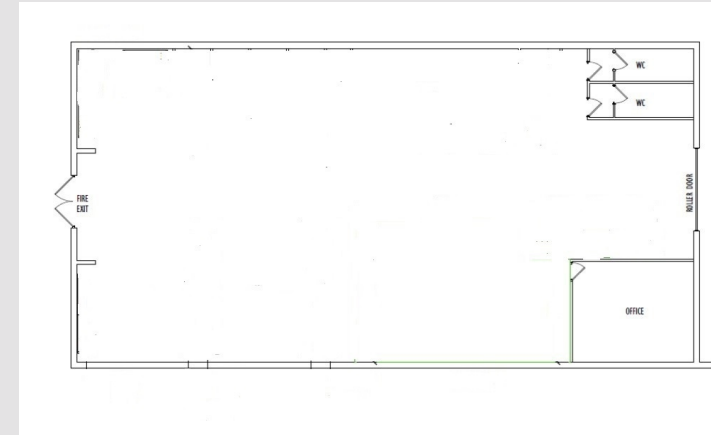
Rateable value (2023) - £35,000

Rates payable (2023/24) - £17,465 based on small business multiplier of 49.9p in the £

TERMS

By way of assignment or sublease for a term expiring no later than December 2024. A new, longer term lease may be available by way of separate negotiation with the landlord.

EPC C (73)



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Regulated by RICS 14-Sep-2023

VIEWING & FURTHER INFORMATION

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