



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE**

**"E" CLASS LIGHT IND. UNIT**  
1,413 sq ft (131.31 sq m)

**UNIT 5 KINGS WORKS, KINGS ROAD, NEW HAW, ADDLESTONE, SURREY KT15 3BG**



## LOCATION

The property is located within a cluster of light-industrial workshop buildings on a mainly residential street in New Haw, Surrey. The property is close to the M25 which can be accessed at either the Wisley interchange with the A3 (approximately 7 miles from the property) or at Addlestone, approximately 4 miles from the property. Both Byfleet & New Haw and West Byfleet train stations are within a short distance of the property and this location is well served by local bus services.

## DESCRIPTION

The property is a mainly single storey light industrial building, with a first-floor office at the rear. The external walls are rendered and painted, with a pitched roof which is. Internally there is a large workshop space with a storage space running alongside it. There is an ancillary kitchen / break out area, first floor office (currently used as storage) and an outside area. The property has 3-phase power and two parking spaces in front of the roller shutter door.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor		
Main Workshop	823	76.92
Storage	326	30.26
Kitchen	106	9.82
First Floor		
Office	154	14.31
<b>TOTAL</b>	<b>1,413</b>	<b>131.31</b>
Outdoor Area	240	22.27

## PRICE

£285,000 Freehold

## BUSINESS RATES

Rateable Value: £15,250

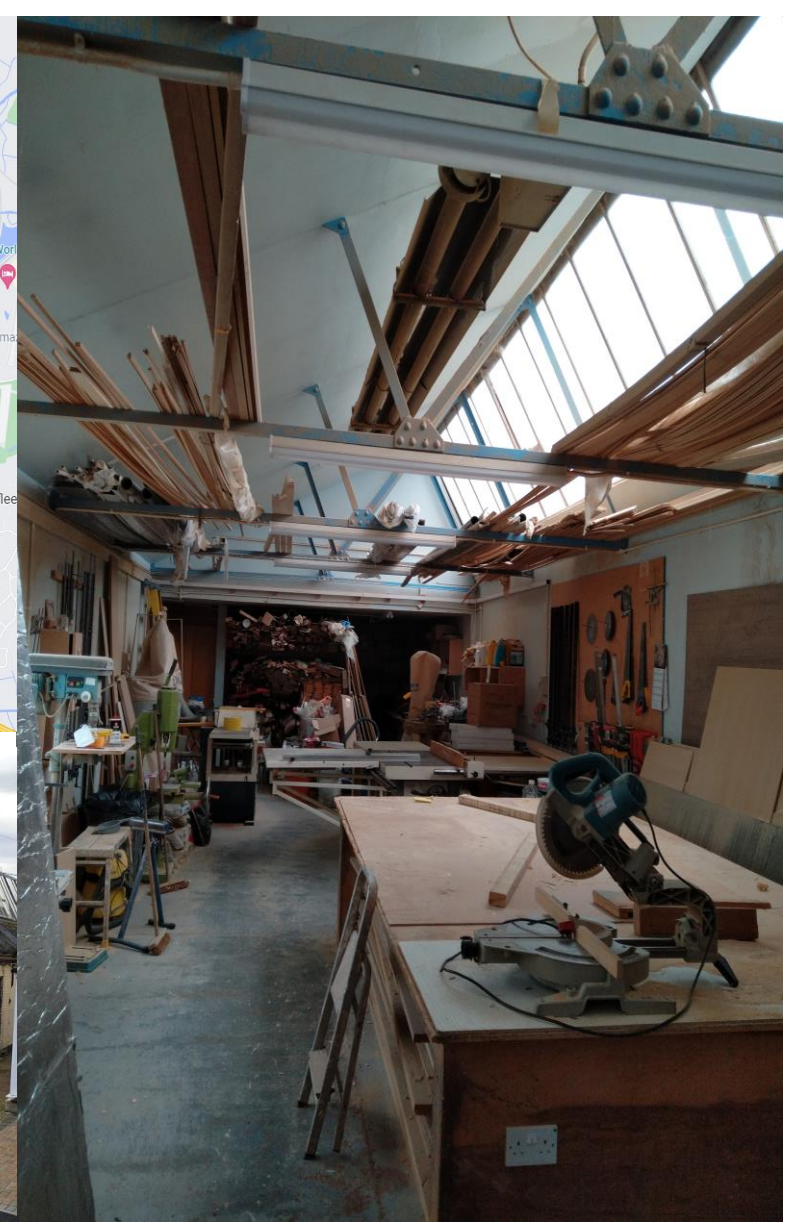
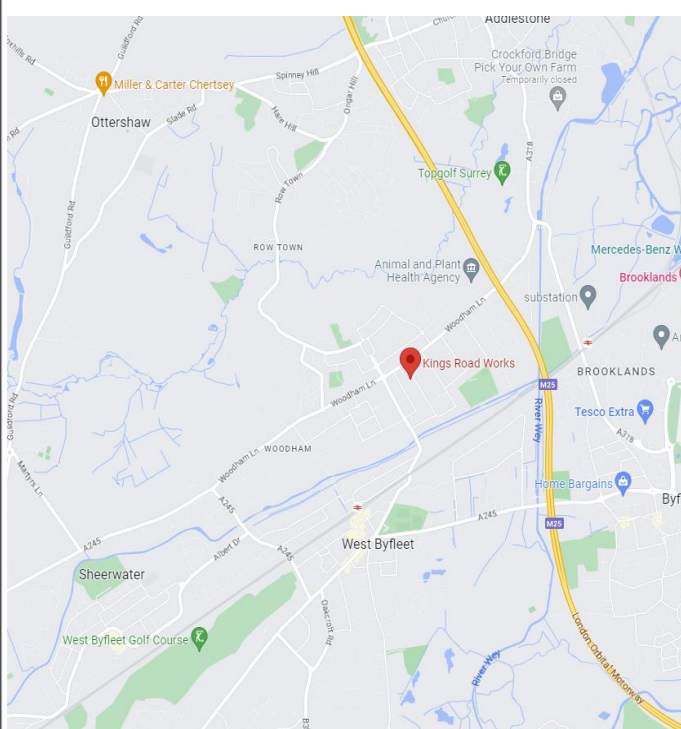
Rates Payable (23/24): £7,609.75

## EPC

TBC

## 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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