

UNIT 4

3,862 sq ft (358.79 sq m) GEA

INDUSTRIAL/WAREHOUSE UNIT TO LET

TRAC'SIDE

BUSINESS CENTRE

Abbot Close
West Byfleet
KT14 7JN



TRAC'SIDE BUSINESS CENTRE

4

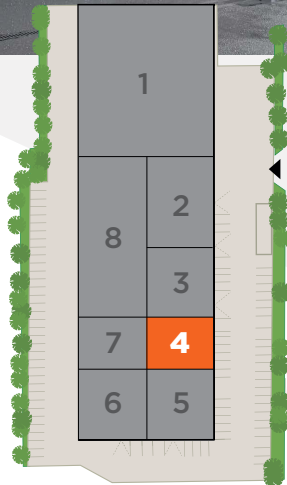
← London

Woking →

← Junction 11



→ Junction 10



DESCRIPTION

Unit 4 is a mid-terrace unit of steel portal frame construction with metal cladding under a dual pitched roof. The unit is to undergo a refurbishment to provide clear span warehouse space benefitting from a roller shutter door, 5.15m eaves and 3 phase power. Generous parking and loading facilities.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole joint agents.



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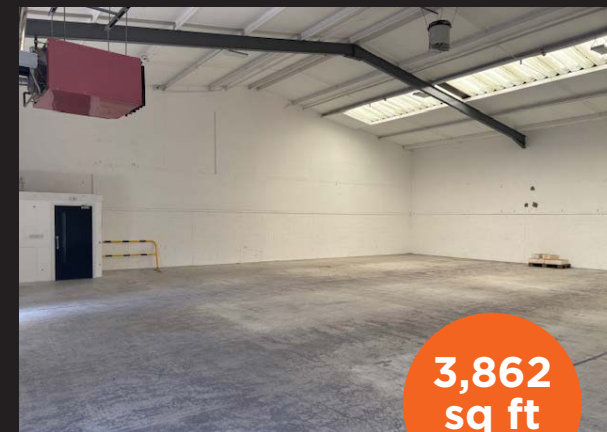


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UP AND OVER
LOADING DOOR
- 
5.15M
EAVES
- 
3 PARKING
SPACES
- 
24/7
ACCESS
- 
3 PHASE
ELECTRICITY
- 
ESTABLISHED
INDUSTRIAL
ESTATE
- 
OPPOSITE
BYFLEET & NEW
HAW STATION
- 
FLEXIBLE
TERMS



**3,862
sq ft**
(358.79 sq m)
GEA



LOCATION

Trackside Business Centre is accessed via Abbot Close in the main industrial area of Byfleet. The surrounding area is mainly commercial with occupiers including Porsche, Bentley, Triumph, Fed Ex, Amazon, Booker and Ocado. A short distance to the south is a large Tesco Extra, M&S and Mercedes-Benz World at Brooklands is only one mile east.

Byfleet is an area of Surrey located within Woking borough, 2 miles south of Weybridge and 2.5 miles east of Woking. Trackside Business Centre lies within 4 miles of Junctions 10 and 11 of the M25. Byfleet and New Haw Railway Station is within 250 yards.



Access to the estate will be further enhanced by the upgraded works at Junction 10 of the M25 and the A3 Wisley Interchange, scheduled for completion in Spring 2026.

TERMS

A new FRI lease is available on terms to be agreed.

EPC RATING

Upon request.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136