

WEYBRIDGE



Units 3 & 4 Trade City, Avro
Way, KT13 0YF



INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET 6,090 SQ FT

- 50:50 warehouse to office space
- Available from September 2026 following refurbishment
- 2 x covered loading doors
- 12 x parking spaces
- 10 minutes from the A3 and M25 J10
- 25 minutes from Heathrow Airport

TO LET - End of Terrace Warehouse Unit with Offices

[vailwilliams.com](https://www.vailwilliams.com)



Summary

Available Size	6,090 sq ft
Rent	£22.50 per sq ft
Rates Payable	£8.91 per sq ft Based on 2026 Valuation
Rateable Value	£113,000
EPC Rating	C

Description

Units 3 & 4 are offered as a single demise of high quality warehouse space with 12 car parking spaces. The warehouse design is a 50:50 warehouse - office split, making it the ideal opportunity for occupiers requiring both functional and admin space. The space is to be fully refurbished prior to the tenant's occupation. The units comprise a total split of 3,121 sqft warehouse space and 2,969 sqft of 1st floor office.

Location

The property is on Trade City, located within the Brooklands Trading Estate, a major industrial hub within the South East. It is well located being just 10 minutes from the A3 and J10 of the M25, providing strong travel connection into London, the South Coast, and up the M25 towards Heathrow. Major nearby towns include Weybridge, Addlestone, Woking and Staines.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	3,015	280.10	Available
Unit - 4	3,075	285.68	Available
Total	6,090	565.78	

Viewings

Viewings are strictly via appointment through the joint agents Vail Williams and Argento RE

Terms

Available by way of a new headlease on terms to be negotiated. Internal photos indicative to refurbishment

Anti-Money Laundering

To comply with Anti-Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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