



Unit 2 Waterside Trading Estate

Hamm Moor Lane, Weybridge, KT15 2SD

Trade counter/warehouse unit

7,035 sq ft

(653.57 sq m)

- Min eaves height 5.5m
- 9 car parking spaces
- First floor offices
- Well established trading estate
- Nearby occupiers include Screwfix, Tool Station, Howdens, City Plumbing Supplies and more

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Summary

Available Size	7,035 sq ft
Rent	Rent on application
Rates Payable	£48,480 per annum
Rateable Value	£101,000
Service Charge	£1.30 per sq ft
EPC Rating	C (56)

Description

Unit 2 Waterside Trading Estate is a mid terraced trade counter/warehouse unit. The current occupier has fitted out part of the the warehouse as a trade counter of 785 sq.ft.

The unit benefits from a 4m electrically operated roller shutter door min eaves height 5.5m. The unit incorporates offices at first floor level with a kitchenette/staff room, wc facilities are at ground floor level.

Location

The premises are situated on this established trade park and industrial area of Hamm Moor Lane. Hamm Moor Lane is situated off the A317 Weybridge Road and provides access to the M25 at Junction 11, approximately 1.5 miles to the west providing good access to the major motorway network.

Local amenities are located within half a mile in Weybridge town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	6,326	587.70
1st - Offices	709	65.87
Total	7,035	653.57

Terms

The premises are available by way of an assignment of the existing FRI lease for a term expiring 26th July 2031.

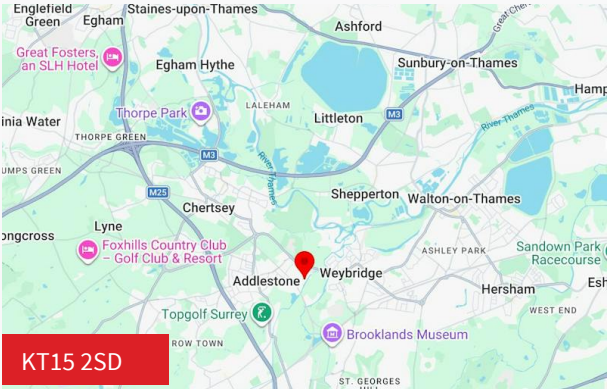
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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