

UNIT 1 MARLBOROUGH BUSINESS CENTRE

HANWORTH LANE | CHERTSEY

KT16 9LG



INDUSTRIAL/WAREHOUSE UNIT - TO LET / FOR SALE

TO LET / FOR SALE - 2,160 TO 4,133 SQ FT (200.67 TO 383.97 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- Self Contained
- Less Than a Mile From Chertsey Town Centre
- Electric Loading Door
- 3 Phase Power & LED Lighting
- External Loading and Parking Area
- Fully Fitted CCTV & Security Alarm System
- Large Mezzanine

LOCATION

The unit is conveniently situated on Hanworth Lane, close to Chertsey town centre.

The M25 is approximately 9 mins (2.5 miles) and the M3 10 mins (4.5 miles). Furthermore the property is very well located only 24 mins (9 miles) from Heathrow airport.

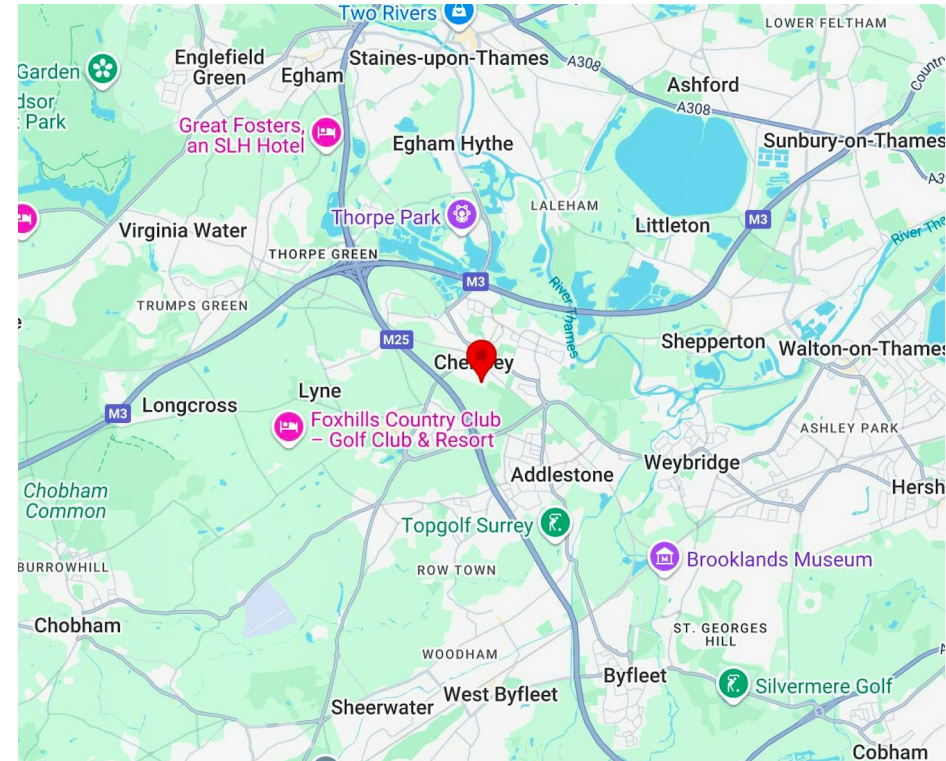
There are also excellent transport links with Chertsey mainline station being approximately 0.5 mile from the property, which provides a regular service to London Waterloo.

DESCRIPTION

Unit 1 comprises an end of terrace single storey industrial/warehouse at the Marlborough Business Centre.

The property has been well specified to include 3 phase power, LED lighting throughout and a large roller shutter door (W 7.18m x H 4.05m) and a fitted broadband line in place.

The property is available for immediate occupation.

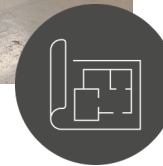
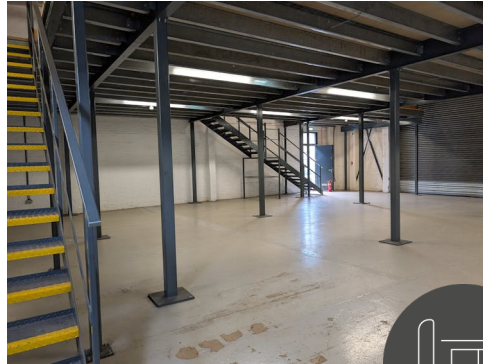


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ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Ground Floor Warehouse	2,160	200.67
Mezzanine	1,973	183.30
TOTAL	4,133	383.97

Floor areas are approximate GIA

EPC

We believe that the building is exempt from an EPC as its does not have heating/is classed as a building that doesn't use much energy. Further information from the agent.

FREEHOLD TITLE

The freehold of Unit 1 also includes the freehold of Units 2 to 7 Marlborough House Business Centre which have been sold on long leases (see attached title in the downloads section of hurstwarne.co.uk).

SUMMARY

- Rent: £47,500 per annum exclusive
- Price: £685,000 VAT is applicable
- Available Size: 2,160 to 4,133 sq ft
- Rates Payable: £16,591 per annum payable
- EPC: On application

TERMS

Unit 1 is available to lease for a term arrangement direct from the Landlord. Alternatively, the property can be purchased on a freehold basis. VAT will be levied on the sale.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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