Industrial / Warehouse

TO LET

CURCHOD&CO



Unit 2

Alexandra Business Centre, 39-41 Alexandra Road, Addlestone, KT15 2PQ

Warehouse accommodation with parking

2,861 sq ft

(265.80 sq m)

- 5 car parking spaces
- Class E use
- Electric shutter door 4.3m height 3.75m wide
- Minimum eaves height 3.1m
- Mezzanine storage
- Kitchenette and W/C
- Three phase power

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Summary

Available Size	2,861 sq ft
Rent	£32,000 per annum
Rates Payable	£13,068 per annum Based on 2026 valuation
Rateable Value	£30,250
Service Charge	Ad hoc
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises an industrial/warehouse unit arranged as a ground floor warehouse with a mezzanine providing additional storage. Loading is via a roller shutter door measuring 4.3m high by 3.75m wide, and the unit has a minimum eaves height of 3.1 metres. Internally, the unit includes a kitchenette and W/C facilities. Externally, there are five allocated car parking spaces and a spacious forecourt. The property is suitable for light industrial and workshop occupiers.

Location

Alexandra Business Centre is located in Addlestone, Surrey, close to the town centre. Junction 11 of the M25 is within easy reach, giving good access to the wider motorway network and Heathrow Airport. Addlestone railway station is within walking distance and offers regular services to London Waterloo. The town centre also provides a range of local amenities, including cafés and shops.

Accommodation

The accommodation comprises the following areas:

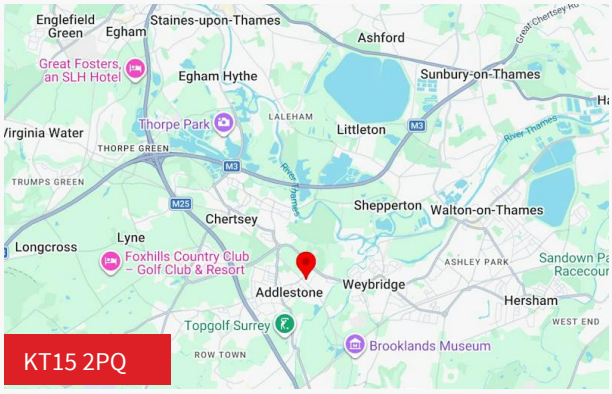
Name	sq ft	sq m	Availability
Ground	2,247	208.75	Available
Mezzanine	614	57.04	Available
Total	**2,861**	**265.79**	

Anti Money Laundering

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

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting. All 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)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 09/11/2026









