



Unit 3 Service Road

Addlestone, KT15 2HT

Prominent trading estate
close to station and road
network

626 sq ft
(58.16 sq m)

- Roller shutter door 2.28m high x 1.81m wide
- Minimum eaves height 3.4m
- Open layout with good levels of natural light
- WC and kitchenette
- Mains electricity, lighting and water connected
- 2 car parking spaces
- Well configured layout for multiple uses

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Summary

Available Size	626 sq ft
Rent	£15,500 per annum
Business Rates	N/A
EPC Rating	E

Description

Unit 3, Service Road is a well-maintained light industrial unit comprising of 58.16 sqm (626 sq. ft) situated within a popular and easily accessible trading estate off Service Road in Addlestone. Ideal for a range of small business operations, the unit benefits from a well-configured layout, functional amenities, and excellent transport connectivity. With Class B1 / E use, it suits workshop, storage, light manufacturing, or trade counter occupiers.

Property Highlights / Amenities

- ➔ Total parking spaces: 2

Location

The unit is located on a prominent local trading estate off Corrie Road, immediately accessible from Station Road, the main thoroughfare through Addlestone with a wide mix of retail and businesses. Addlestone Station is only a short walk away from the premises. The A318 and Junction 11 of the M25 are close by, providing strong road links to the wider region and connectivity to London. Heathrow Airport is a c. 20-minute drive and London Gatwick is a c. 40-minute drive via the M25.

Terms

Available on a new lease with flexible terms.

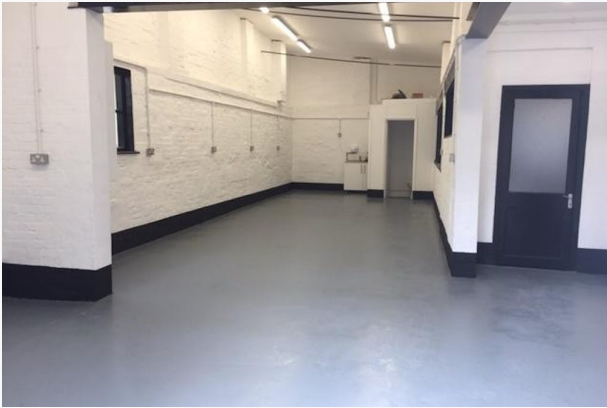
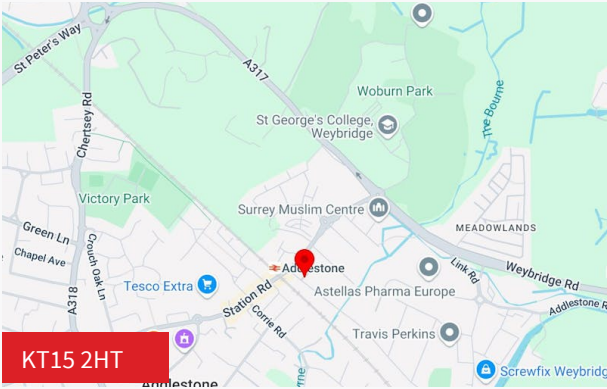
Anti Money Laundering

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

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

More properties @ curchodandco.com

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