



To Let

Industrial / Warehouse Unit

- Immediately available, new build, standalone unit
- Close to Junction 11 of M25
- Good transport links
- The A3 at Cobham provides access to London and Portsmouth

9 Glen Court

Canada Road, Byfleet, KT14 7JX

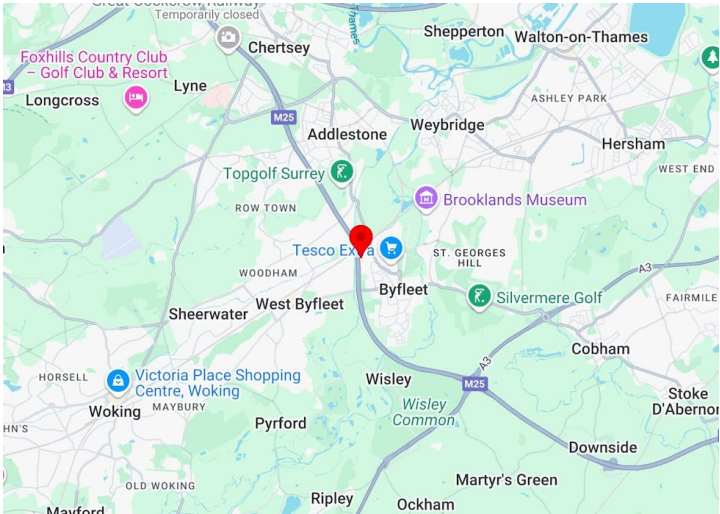
12,739.13 sq ft

1,183.50 sq m

Reference: #272319

9 Glen Court

Canada Road, Byfleet, KT14 7JX



Summary

Available Size	12,739.13 sq ft / 1,183.50 sq m
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A brand new steel portal frame warehouse built to a high standard providing clear span warehouse space benefitting from 3 electric loading doors, 7.5m eaves (min) 10.11m (max) and a large separate yard / parking area

Location

Glen Court is situated on Canada Road, accessible through Oyster Lane in Byfleet. Oyster Lane serves as a connecting route between Addlestone and Byfleet. The Byfleet & New Haw Railway Station is within walking proximity.

To the east, approximately 3 miles away, lies the A3, which can be reached via the A245 Byfleet Road. The M25 is accessible from Junctions 10 and 11, located about 4 miles and 3 miles away respectively.

In close proximity is Brooklands, offering a range of amenities including a 24-hour Tesco Extra Superstore, Marks and Spencer Supermarket, Mercedes Benz, and the Brooklands Hotel.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	12,739.13	1,183.50
Total	12,739.13	1,183.50

Specification

- 7.5m eaves (min) 10.11m (max)
- Large double entrance door
- 3 large roller shutter doors
- LED Lighting
- Minimum 45 parking spaces
- 1,200 Amps of power
- 4 x WC's
- Kitchen

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