

# TO LET

Industrial/warehouse unit



## Byfleet - Industrial / Warehouse

6,539 sq ft (607.49 sq m) GIA

Unit 2 Byfleet Technical Centre, Canada Road, Byfleet, KT14 7JX

For viewing and further information contact:



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### Key Benefits

- To be refurbished
- First floor offices
- Three phase power
- Minimum eaves height 5.47m
- Self contained gated yard

Est.1978



# Unit 2 Byfleet Technical Centre, Canada Road, Byfleet, KT14 7JX

## Description

Unit 2 Byfleet Technical Centre comprises an end of terrace warehouse/production unit with fully fitted offices at first floor level. The unit benefits from parking to the front of the unit together with additional parking and yard to the rear.

Prior to re-letting of the unit the premises are to be comprehensively refurbished. Further details on application.

## Location

Byfleet Technical Centre is located within popular Byfleet industrial area in a prominent position fronting Canada Road which is accessed via Oyster Lane (A318). Byfleet and New Haw mainline railway station is within easy walking distance providing a fast and frequent service to London Waterloo.

The A3 is approximately 3 miles to the east via A245 Byfleet Road Junctions 10 and 11 and the M25 approximately 4 miles and 3 miles respectively.

Brooklands is located a short walk away and offers excellent facilities including 24 hour Tesco Extra Superstore, Marks and Spencer Supermarket, Mercedes Benz and the Boorklands Hotel.

## Accommodation

The property has been measured on a gross internal basis and the approximate floor areas are as follows.

Name	sq ft	sq m
Ground - Warehouse / Production Space	5,111	474.83
1st - Office	1,428	132.67
<b>Total</b>	<b>6,539</b>	<b>607.50</b>

## Terms

The property is available by way of a new fully repairing and insuring lease for a term to be agreed.

## Legal Costs/VAT

Each party to be responsible for their own legal costs incurred in the transaction.

VAT may be charged at the prevailing rate.



## Summary

Available Size	6,539 sq ft
Rates Payable	£3.66 per sq ft
Rateable Value	£46,750
EPC Rating	Upon Enquiry

## Viewing & Further Information



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