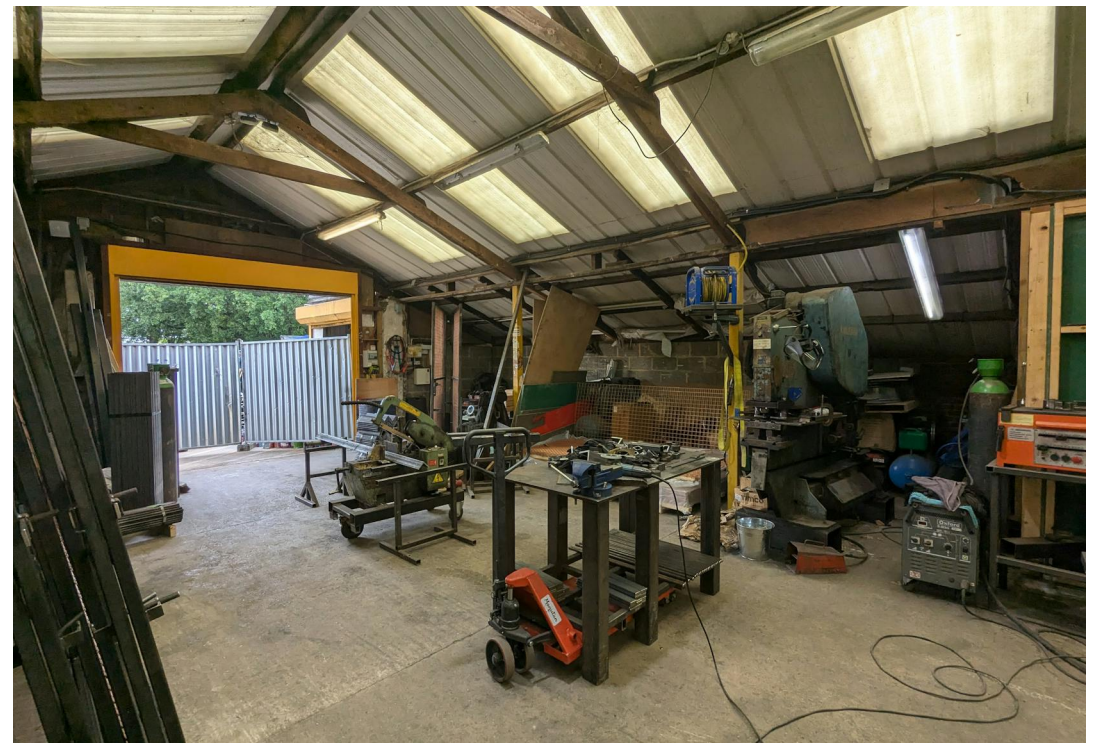






Location

Located in a prominent position on the corner of Brox Road, a short distance from Ottershaw village centre. Offering excellent access to the M25 (Junction 11) and A320. Ideally positioned for businesses serving Surrey, West London, and the wider South East region.

Description

The site includes both a secure open storage yard in addition to a single storey detached steel portal frame industrial unit with 2.6-meter eave heights. Access to the unit is via two roller shutter doors with three phase power, florescent tube lighting and power points throughout being present. Suitable for a range of commercial uses, the gated site access has been widened with the entirety for the yard being of concrete surfacing.

Accommodation

Name	Building Type	sq ft	sq m	Availability
Outdoor - Yard	Open Storage	9,282	862.33	Available
Building	Industrial	2,690	249.91	Available
Total		11,972	1,112.24	

Terms

New Lease

Rent

£70,000 per annum

Rates & Charges

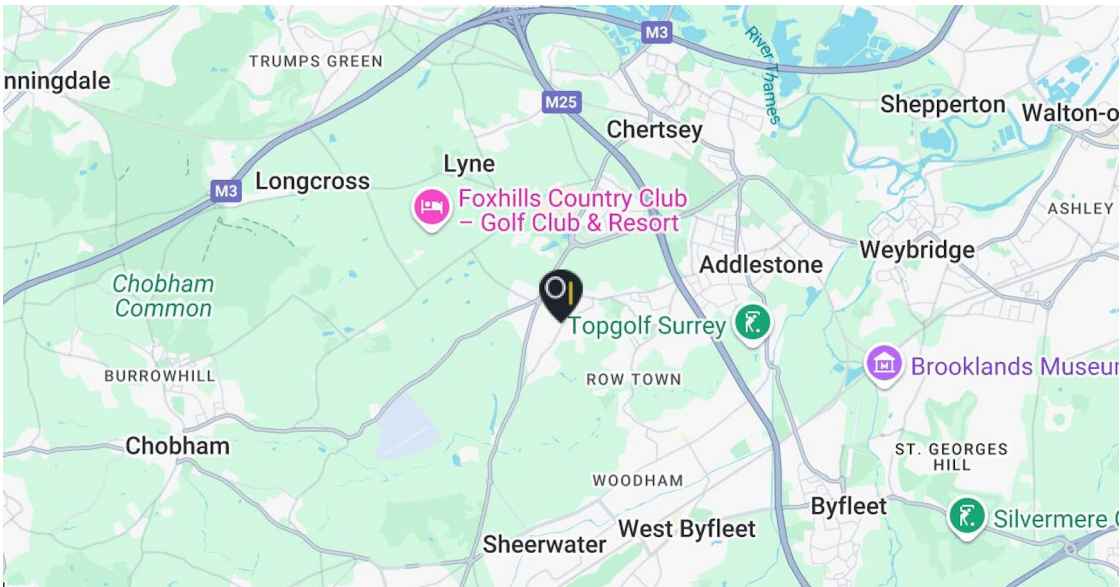
Rateable value: £32,000
Rates payable: £15,968 per annum

EPC

D (92)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

Charlie Williams
T: 01483 300 176
M: 07456 899972
E: charlie@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated