

# CHERTSEY

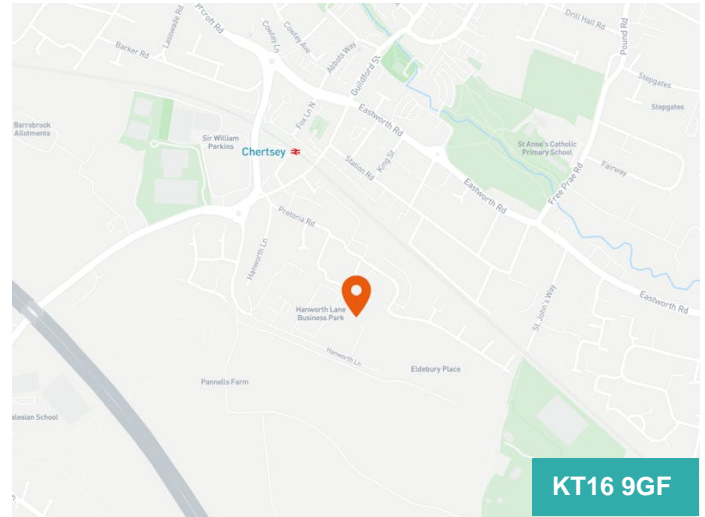
Unit 2, Ashley Business  
Centre, KT16 9GF



## INDUSTRIAL / WAREHOUSE TO LET

**1,701 SQ FT**

- Class E, B2 & B8 planning uses
- Self-contained with private parking
- 3 Phase electricity
- First floor offices and kitchen facilities
- WC facilities
- Eaves height – Front 7.2 m / Rear 7.85 m
- Floor loading – GF - 7.35kN/m<sup>2</sup>, Mezz 2.45kN/m<sup>2</sup>



## Summary

<b>Available Size</b>	1,701 sq ft
<b>Rent</b>	£37,422 per annum
<b>Rates Payable</b>	£8.87 per sq ft
<b>Rateable Value</b>	£30,250
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	D (99)

## Description

Unit 2 is part of a self-contained scheme at the end of Hanworth Lane comprising two storey industrial/warehouse space under mono-pitched roofs with external colour coated profiled metal cladding. The unit has separate personnel and loading bay doors as well as private parking. Unit 2 comprises ground floor industrial space with ancillary first floor mezzanine storage as well as office and kitchen space.

N.B. Photos are to be updated

## Location

Ashley Business Centre is located in the popular Hanworth Lane Business Park, Hanworth Lane, Chertsey. The premises are within walking distance from the town centre and the railway station which offers a service to London Waterloo (link line). Chertsey is approximately 20 miles south west of Central London and is strategically located for access to the M25 (Junction 11). This in turn provides access to the national motorway network as well as Heathrow & Gatwick Airports. Chertsey is excluded from ULEZ.

## Accommodation

The accommodation comprises of the following (GEA)

Name	sq ft	sq m	Availability
Ground - Unit 2	1,141	106	Available
1st - Unit 2	560	52.03	Available
<b>Total</b>	<b>1,701</b>	<b>158.03</b>	

## Viewings

Strictly by appointment through the sole agent.

## Terms

New FRI leases are available on terms to be agreed.

## VAT

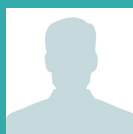
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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