



## INDUSTRIAL WAREHOUSE WITH LARGE YARD AND OFFICE SPACE - TO LET

### 56a Hamm Moor Lane

Addlestone, KT15 2SF

Industrial / Warehouse, Office

**TO LET**

**5,401 sq ft**

(501.77 sq m)

- Large yard - 4,500 sq ft
- 2 storey self contained office
- Established commercial area
- Close to town centre

# 56a Hamm Moor Lane, Addlestone, KT15 2SF

## Summary

Available Size	5,401 sq ft
Rent	£55,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C (57)

## Location

The premises is located within the established commercial area which is accessed off the Weybridge Road (A317). The property fronts Hamm Moor Lane and is within walking distance of Addlestone train station providing a regular service to London Waterloo. Addlestone town centre is within a few minutes walk from the property. The M25 Junction 11 is less than 3 miles away.

Some established occupiers in the vicinity include Howdens, Screwfix, Toolstation and Jewson.

## Description

The industrial unit totals 4,500 sq. ft with an additional 4,500 sq. ft of yard space, including two roller shutter doors. The space is split up into smaller units including a small electric room, separate toilets and offices which can be accessed from a separate entrance way from the front of the building. The unit benefits from a new compressor heater and roof as well as space for approximately 5 parking spaces outside the unit.

The two storey self-contained office comprises ground and first floors. The ground floor has four partitioned rooms and a separate toilet. The first floor includes three small offices along with a small kitchenette and separate toilet.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Industrial	4,500	418.06	Available
G	496	46.08	Available
1st	405	37.63	Available
<b>Total</b>	<b>5,401</b>	<b>501.77</b>	

## Terms

New FRI lease available on terms to be agreed.

## Viewings

Strictly by appointment through the sole agent.



## Viewing & Further Information

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