

UNIT 5

RED LION BUSINESS PARK | RED LION ROAD |
SURBITON
KT6 7QD



**COMPREHENSIVELY REFURBISHED WAREHOUSE /
INDUSTRIAL UNIT**

TO LET - 3,132 SQ FT (290.97 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Well Fitted Office Accommodation
- Additional Mezzanine Storage
- New LED Lighting Throughout
- Excellent Transport Links to A3, M25 and Central London

LOCATION

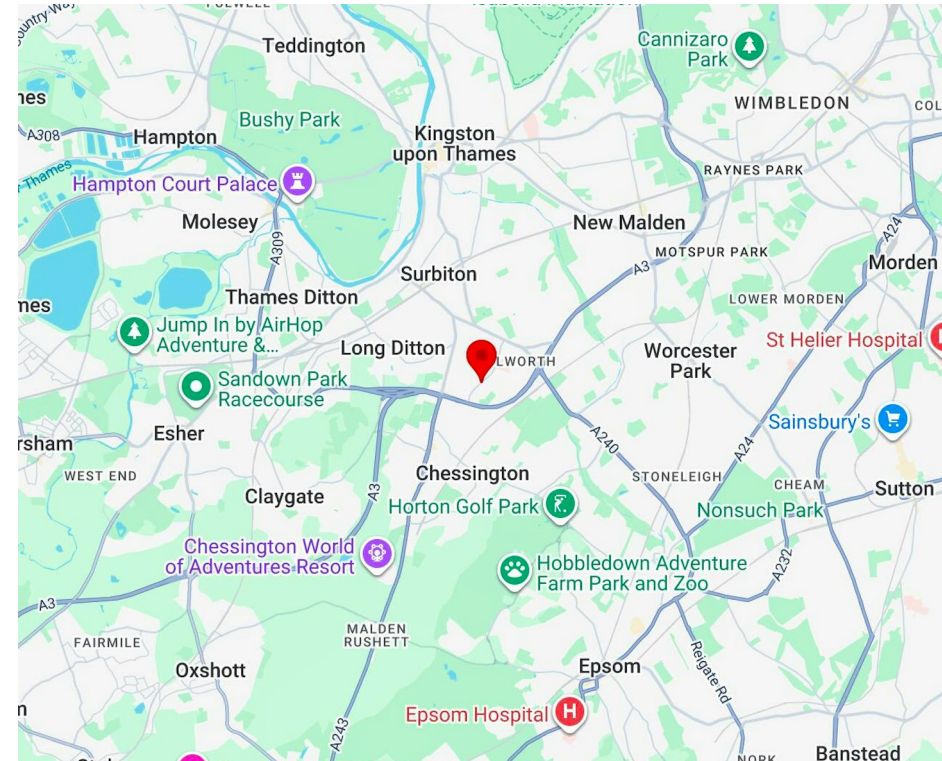
Red Lion Business Centre is situated just off the main A3 arterial route close to its intersection with the A240. Central London is approx. 13 miles northeast and the M25 (Junction 10 at Wisley) is approx. 9 miles southwest which in turn gives access to the wider national motorway network. Furthermore, both Heathrow and Gatwick Airports are within easy reach.

Main line rail services at Tolworth and Surbiton connect to London Waterloo with a journey time of 35 minutes and 20 minutes respectively.

DESCRIPTION

The property comprises, a warehouse / industrial unit which have recently undergone comprehensive refurbishment. The unit benefits from; contemporary office accommodation, additional mezzanine storage, kitchen, WC facilities and loading access via an up and over roller-shutter door.

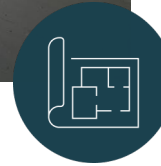
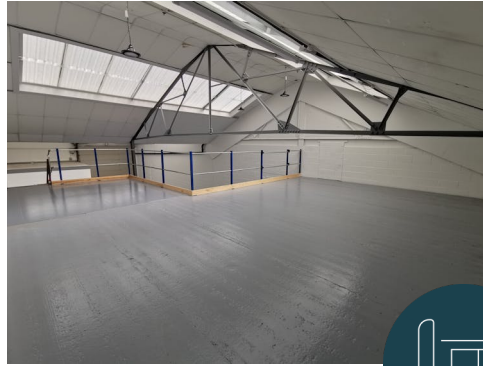
The office accommodation benefits from air conditioning and new LED recessed light fittings. Externally, there is allocated parking.



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ACCOMMODATION

NAME	SQ FT	SQ M
Ground	2,415	224.36
Mezzanine	717	66.61
TOTAL	3,132	290.97

Floor areas are approximate GIA

SUMMARY

- Rent: £45,000 per annum
- Available Size: 3,132 sq ft
- Rates Payable: £6.97 per sq ft
- Service Charge: £3,850 per annum plus VAT.
- EPC: On application

TERMS

Available on new lease direct from the landlord.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25

