

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**

UNIT 5

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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

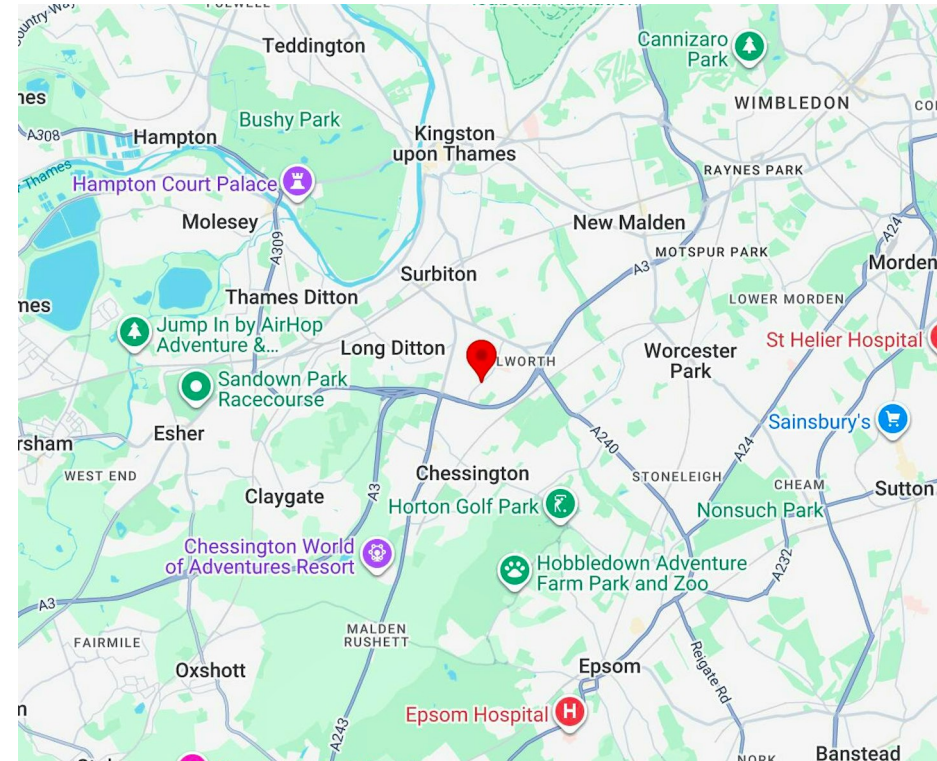
Red Lion Business Centre is situated just off the main A3 arterial route close to its intersection with the A240. Central London is approx. 13 miles northeast and the M25 (Junction 10 at Wisley) is approx. 9 miles southwest which in turn gives access to the wider national motorway network. Furthermore,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

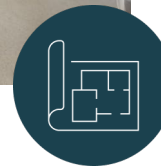
Please note the photos shown is the unit next door (Unit 4), Unit 5 is finished to similar specification and layout.



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SUMMARY

- Rent: £45,000 per annum exclusive plus VAT. Incentives available through stepped rent.
- Available Size: 3,132 sq ft
- Rates Payable: N/A
- Service Charge: £3,500 per annum plus VAT.
- EPC: On application



TERMS

Available on new lease direct from the landlord.

VIEWINGS & INFORMATION



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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

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

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



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