

UNIT 2 RYDON BUSINESS CENTRE

BARNETT WOOD LANE | LEATHERHEAD

KT22 7DJ



MODERN WAREHOUSE / TRADE UNIT

TO LET - 2,500 SQ FT (232.26 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- Modern Refurbished Unit
- Excellent Proximity to M25 (J9)
- Min Eaves Height to Haunch 6.5m / Max 8.6m
- Good Parking Provision
- Electronically Operated Loading Door (3.60m wide x 4.20m high)
- New key point...

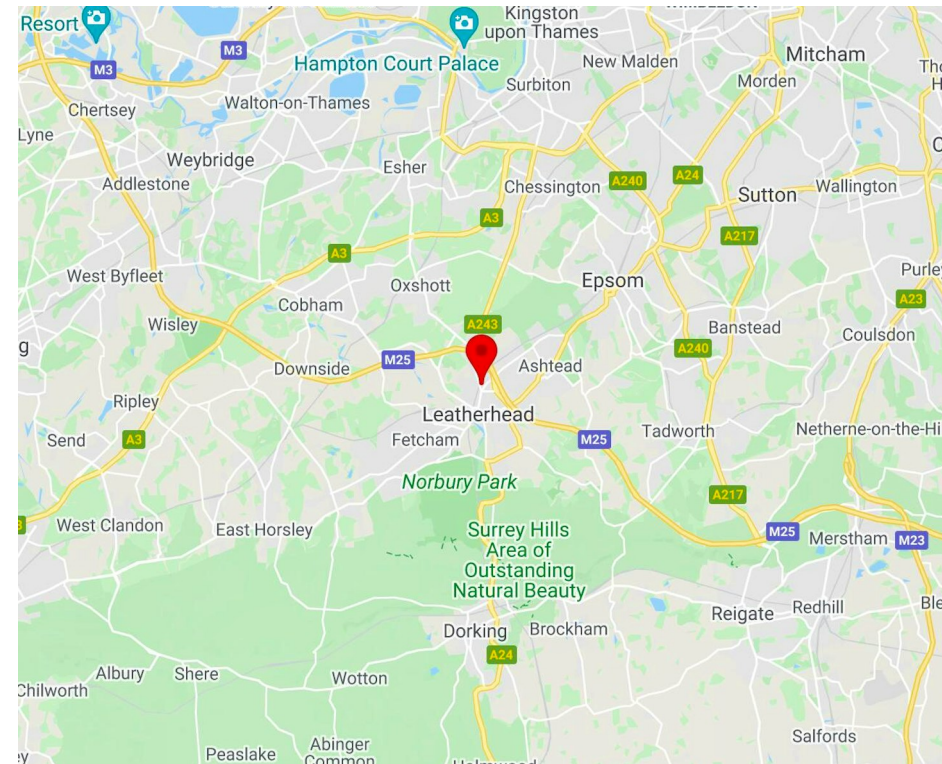
LOCATION

Rydon Business Centre is strategically located just off the M25 Motorway (J9) at Leatherhead, equidistant between both Gatwick and Heathrow Airports. By road, Central London is approx. 20 miles distant via the A3 at Chessington. Leatherhead also benefits from a direct rail service to London Waterloo / Victoria with an approx. journey time of 45 mins.

DESCRIPTION

The property comprise a modern warehouse / trade unit built to a high standard in c2001. Externally, the unit benefits from a generous loading apron and designated parking which are accessed via a well-maintained estate road. Furthermore, the unit benefits from an electronically operated loading door and pedestrian door situated along the front elevation.

Internally, the floorspace provides a full-height, open-plan area benefiting from excellent cubic capacity courtesy of a min eaves height of 6.5m rising to 8.4m under the pitch. A generous amount of translucent roof lights provide good levels of natural light throughout. The unit also includes WC facilities and 3-phase power supply.



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT
Unit - 2	2,500	232.26	52,500 /annum + VAT
TOTAL	2,500	232.26	

Floor areas are approximate GIA

SUMMARY

- Rent: £52,500 per annum
- Available Size: 2,500 sq ft
- Rates Payable: £6.84 per sq ft
- EPC: C (61)

TERMS

The unit is available to let by way of a new full repairing lease on terms to be agreed.

VIEWINGS & INFORMATION



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