

UNIT 3 BRIDGE WORKS

KINGSTON ROAD | LEATHERHEAD

KT22 7SU



**LIGHT INDUSTRIAL/WAREHOUSE UNIT - ZERO
BUSINESS RATES**

TO LET - 1,290 SQ FT (119.84 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- 1 Parking Space
- Excellent Proximity to M25 (J9)
- Eaves Height Circa 4.00M
- Newly Refurbished

LOCATION

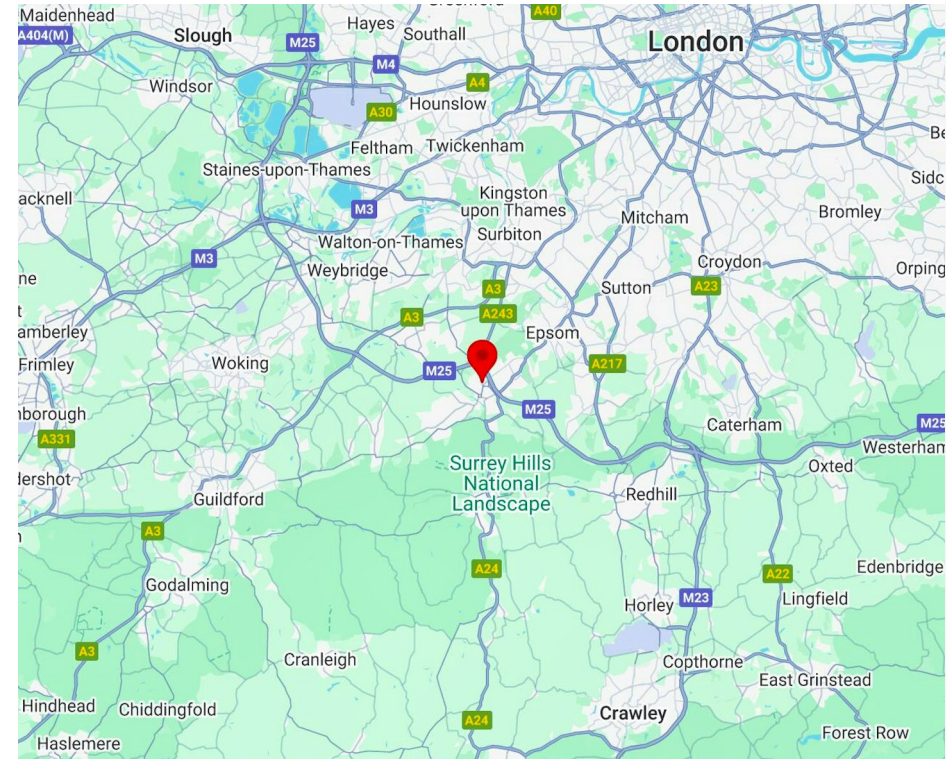
The premises are located in Leatherhead which lies adjacent to Junction 9 of the M25 motorway and provides excellent access to the national motorway networks and Heathrow and Gatwick airports.

Bridge Works are accessed off Kingston Road roundabout which is approximately 0.5 mile from the M25, Leatherhead town centre and Leatherhead mainline railway station.

DESCRIPTION

The property comprises a self-contained warehouse/light industrial unit, offering clear open-plan accommodation suitable for a variety of industrial and business uses.

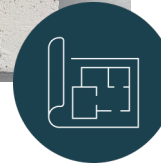
The unit has recently been refurbished and benefits from upgraded electrical installations, including a new distribution board and a three-phase power supply. The mezzanine floor has been removed, providing full clear eaves height and maximising the available warehouse space. Additional features include a secure loading door and WC facilities.



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[VIEW WEBSITE](#)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
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Unit	1,290	119.84	Available
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Floor areas are approximate GIA

BUSINESS RATES

The unit is currently being reassessed for business rates. Based on estimates, the rateable value is expected to be approximately £9,600, which would fall within the threshold for Small Business Rates Relief. This figure is indicative only and has not yet been confirmed by the Valuation Office Agency. The tenant will be responsible for any business rates liability, if applicable. For further information, interested parties are advised to contact Mole Valley District Council directly.

BUILDING INSURANCE

The tenant will be responsible to pay for building insurance on the property. Exact amount to be confirmed.

SUMMARY

- Rent: £21,000 per annum
- Available Size: 1,290 sq ft
- Rates Payable: N/A
- Estate Charge: £1 per sq ft
- EPC: D (92)

TERMS

The premises are available on new, internal repairing only leases directly from the landlord on flexible terms.

VIEWINGS & INFORMATION



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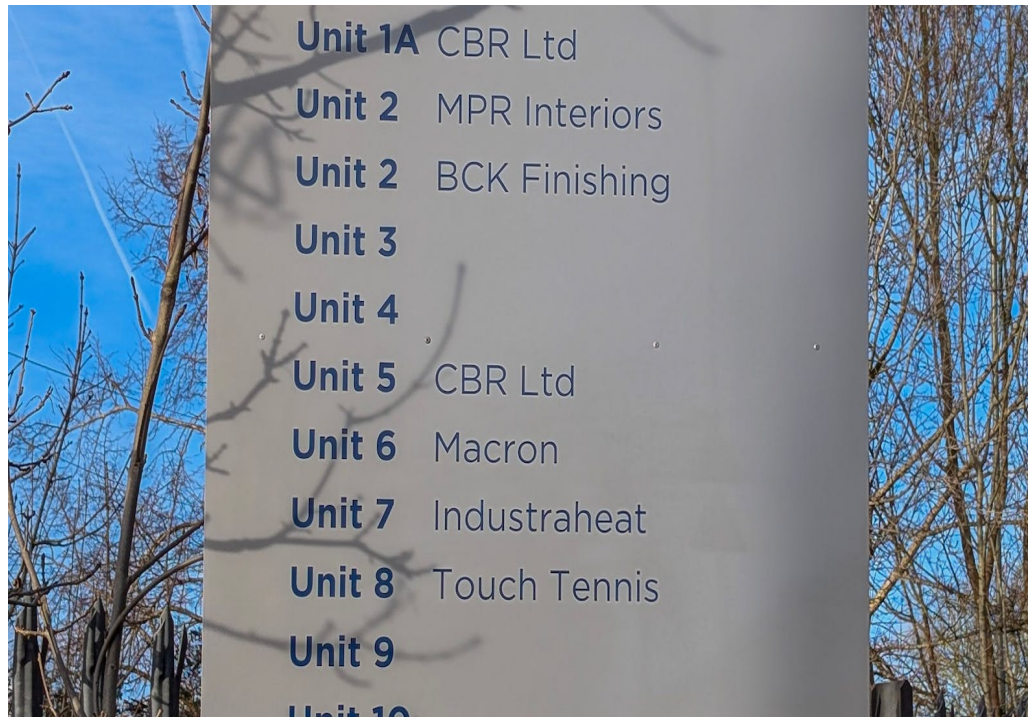
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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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



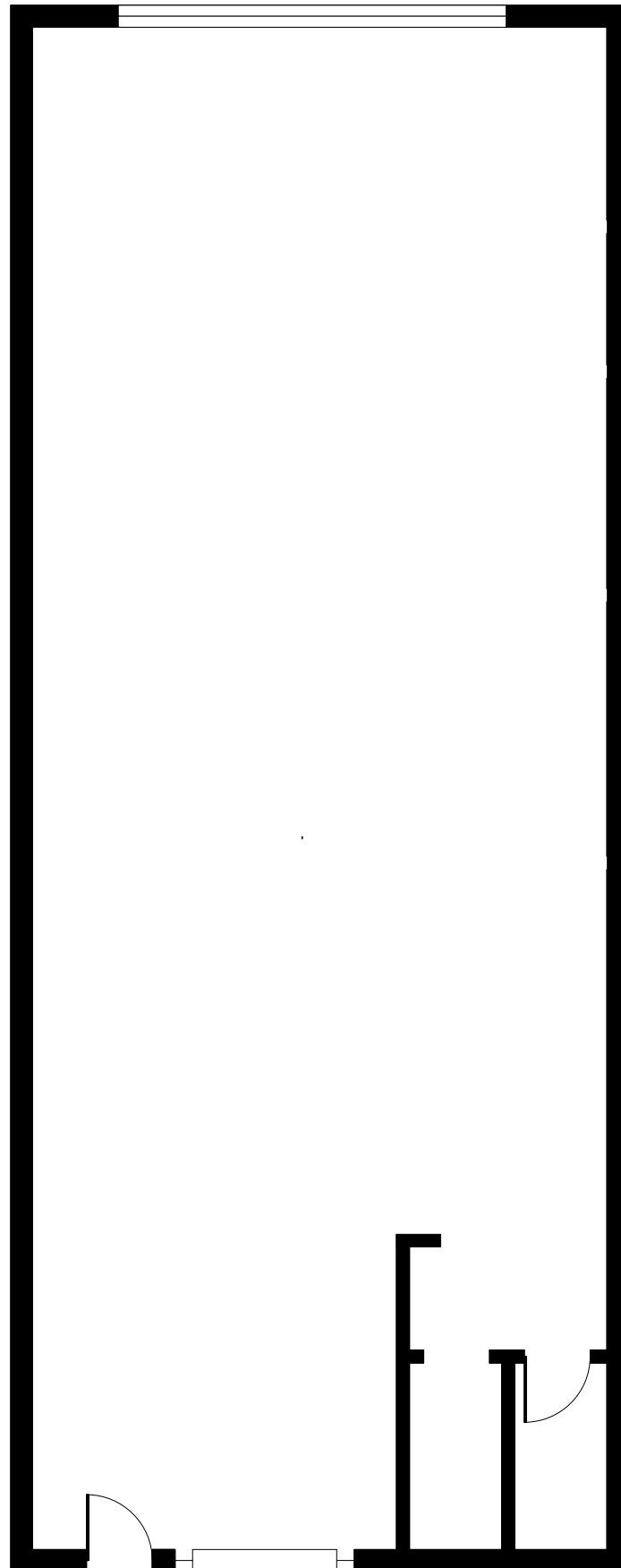
OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25



Unit 3, Bridgeworks Industrial Estate, Kingston Road, Leatherhead, KT22

Gross Internal Area = 1263 sq ft / 117.3 sq m

For identification only - Not to scale



GROUND FLOOR