

UNIT 18

TRADE CITY | WEYBRIDGE

KT13 0YF



SELF-CONTAINED MODERN WAREHOUSE

TO LET - 4,100 SQ FT (380.90 SQ M)

UNIT 18

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hurstwarne.co.uk

KEY BENEFITS

- Prominent position within estate
- First floor offices
- 3-phase power
- Large loading door (4.0m wide x 4.8m high)
- Eaves height of 7.9m rising to 10.1m (to underside of roof covering)
- 8 parking spaces & front yard

LOCATION

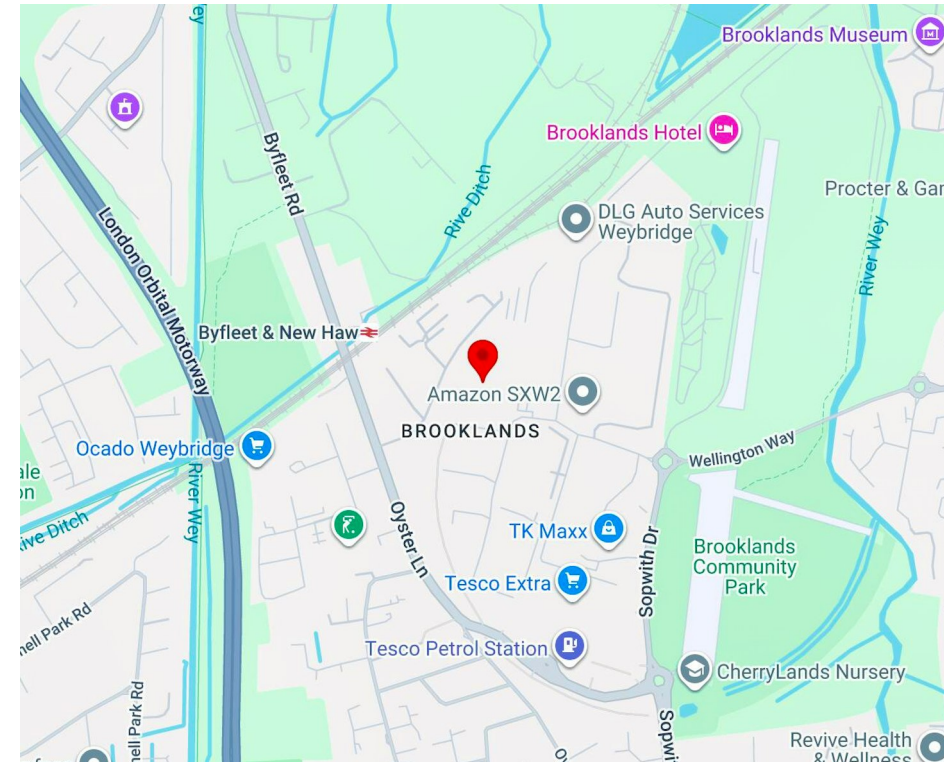
Situated on the established Trade City estate at Brooklands, this location offers excellent connectivity. Access is convenient via Avro Way, placing the A3 (London access) within an 8-minute drive and M25 J10 within 10 minutes (4 miles).

Neighbouring businesses include Storage King, Selco, and Toolstation.

DESCRIPTION

Unit 18 comprises a high-bay modern warehouse built in approximately 2007 of a steel frame construction with low level block work and profile sheet cladding incorporating translucent roof panels.

The property benefits from a high 7.9m eaves (rising to 10.1m at roof apex), a large loading door and 8 on-site parking spaces.



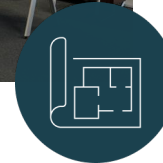
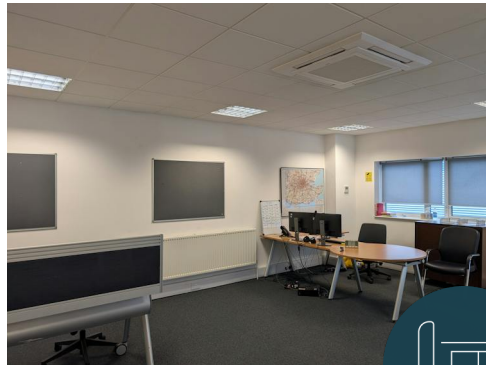
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SUMMARY

- Rent: £22.50 per sq ft
- Available Size: 4,100 sq ft
- Rates Payable: £18.73 per sq ft
- Service Charge: £1.05 per sq ft
- EPC: C (72)



CONTACTS

Please contact Hurst Warne (Nic Pocknall,
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Dowley, max.dowley@dtre.com, 075 4877 3999).

VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Warehouse	3,490	324.23	Available
1st - Office	610	56.67	Available
TOTAL	4,100	380.90	

Floor areas are approximate GIA

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

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