

UNIT 3 PLOUGH INDUSTRIAL ESTATE

KINGSTON ROAD | LEATHERHEAD

KT22 7LF



**SELF-CONTAINED WAREHOUSE UNIT WITH SECURE
YARD, OFFICES & 7 PARKING SPACES**

TO LET - 1,464 SQ FT (136.01 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Self-contained industrial/warehouse unit
- Excellent access to Junction 9 of the M25
- Secure fenced yard
- Parking for up to 7 vehicles (3 at front + 4 double parked to side)
- First floor storage with concrete floor
- Roller shutter door
- Good eaves height min 6.15m

LOCATION

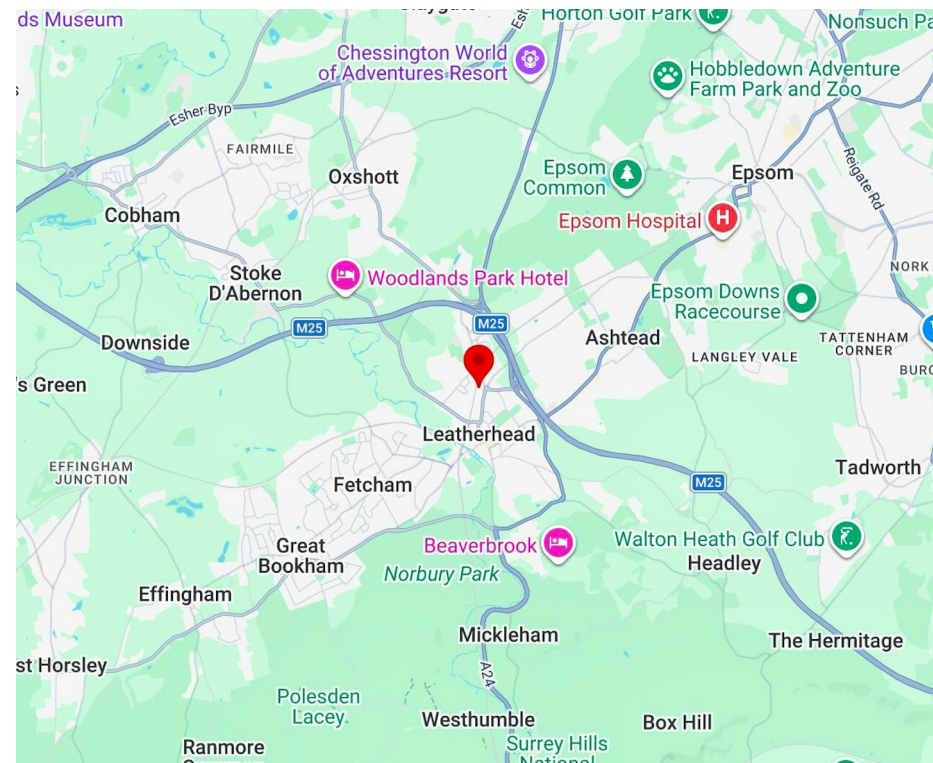
Plough Industrial Estate is an established commercial location in Leatherhead, offering excellent access to Junction 9 of the M25, approximately 1/2 mile to the north.

Leatherhead town centre and mainline railway station are within easy reach, whilst the A24 and A3 provide convenient links to Central London, Gatwick Airport and the wider South East motorway network.

DESCRIPTION

The property comprises a self-contained industrial/warehouse unit situated on the established Plough Industrial Estate in Leatherhead. The accommodation provides a warehouse with good eaves height and a full height roller shutter loading door, together with ground floor office accommodation, kitchen and WC facilities. A first floor storage area with concrete floor construction is also provided, along with an additional mezzanine within the warehouse (approx. 195 sq ft).

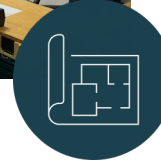
Externally, the property benefits from a secure fenced yard, parking for up to seven vehicles (3 at front + 4 double parked to side) and excellent loading facilities, making it suitable for a range of industrial, warehouse and trade counter occupiers.



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MEZZANINE

In addition to the listed floor areas there is a high level mezzanine floor in the warehouse of 195 sq ft (18.12 sq m) approx. GIA

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Office	496	46.08	Available
Ground - Warehouse	542	50.35	Available
1st	426	39.58	Available
TOTAL	1,464	136.01	

SUMMARY

- Rent: £32,500 per annum
- Available Size: 1,464 sq ft
- Rates Payable: £6.65 per sq ft
- Service Charge: £202 per annum
- EPC: On application

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Further details are available from the sole letting agents.

VIEWINGS & INFORMATION



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