

UNIT 1C

CROUCH INDUSTRIAL ESTATE | LEATHERHEAD

KT22 7DG



**COMPREHENSIVELY REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT**

TO LET - 8,166 SQ FT (758.65 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- In process of being comprehensively refurbished
- Within established Leatherhead industrial location
- New roof and new roller shutter door
- Mezzanine above offices of 787 sq ft (73.11 sq m GIA)
- On-site car parking (approx 20 opposite & 3/4 in front of unit)
- Excellent access to Junction 9 of the M25
- Refurbished offices, with storage & kitchen above

LOCATION

The property is situated on Barnett Wood Lane within an established business park to the north of Leatherhead town centre.

Leatherhead benefits from excellent road communications, with Junction 9 of the M25 within easy reach, providing convenient access to the wider national motorway network. Leatherhead railway station also provides regular services to London Waterloo.

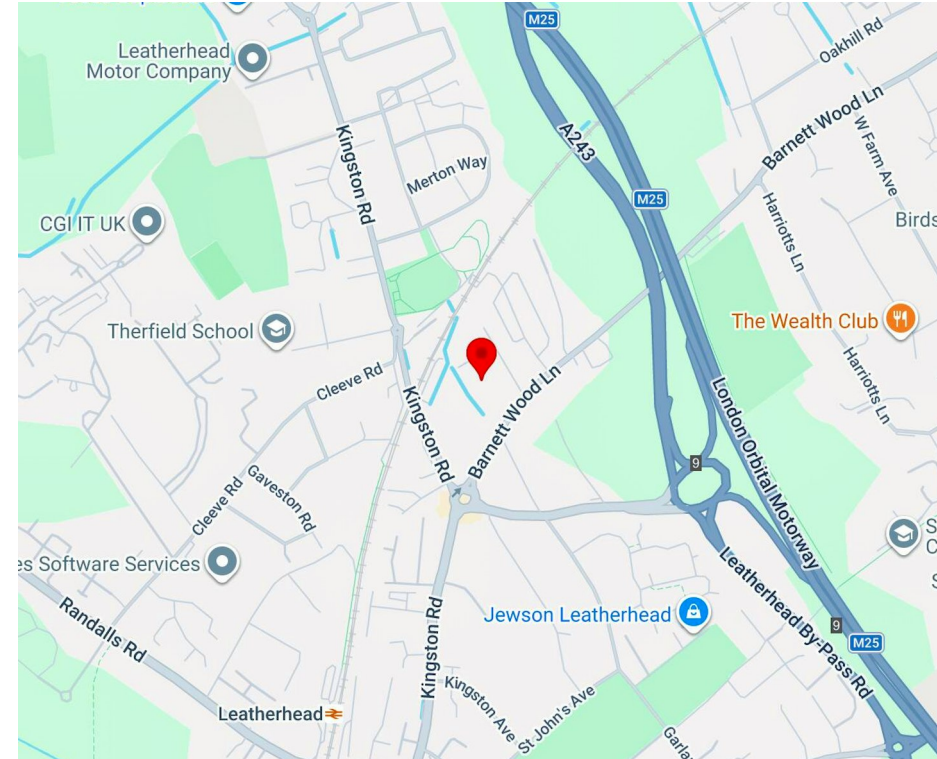
The town is approximately 17 miles south-west of Central London and is well positioned between Heathrow and Gatwick airports.

DESCRIPTION

Unit 1C comprises a mid-terrace industrial/warehouse unit situated on established business park on Barnett Wood Lane.

The property is undergoing a comprehensive refurbishment programme, including the installation of a new roof and new roller shutter loading door, and will provide modernised warehouse accommodation suitable for a range of industrial and storage occupiers.

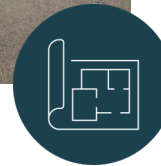
The unit is of steel portal frame construction with brick elevations and benefits from ancillary office accommodation together with car parking to the front of the unit (3/4 spaces) and additional parking opposite (20 spaces if double parked).



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SUMMARY

- Rent: £25.50 per sq ft
- Available Size: 8,166 sq ft
- Rates Payable: On application
- Service Charge: £1 per sq ft
- EPC: B



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	7,914	735.23	Available
Ground - Office	130	12.08	Available
1st	122	11.33	Available
TOTAL	8,166	758.64	

Floor areas are approximate GIA

TERMS

The property is available by way of a new fully repairing and insuring lease for a term to be agreed.

VIEWINGS & INFORMATION



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

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