

KESTREL HOUSE

HANWORTH LANE | CHERTSEY
KT16 9JX



**RARELY AVAILABLE SELF-CONTAINED WAREHOUSE
PROPERTY WITH SUBSTANTIAL YARD FOR SALE OR
TO LET**

TO LET / FOR SALE - 22,317 SQ FT (2,073.32 SQ M)



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hurstwarne.co.uk

KEY BENEFITS



- Rarely available self-contained warehouse with substantial yard
- High quality offices to the front over 3 x floors
- Warehouse eaves height 5.33 to 11.80m approx.
- Overclad roof
- 3 x loading doors
- Large rear yard with HGV access
- Mezzanine floor (2,439 sq ft / 226.63 sq m)
- Fully secure fenced site

LOCATION



The unit is conveniently situated on Hanworth Lane, close to Chertsey town centre.

The M25 is approximately 9 minutes drive (2.5 miles) and the M3 10 minutes drive (4.5 miles). Furthermore, the property is very well located only 24 mins (9 miles) from Heathrow airport.

There are also excellent transport links with Chertsey mainline station being approximately 0.5 mile from the property, which provides a regular service to London Waterloo.

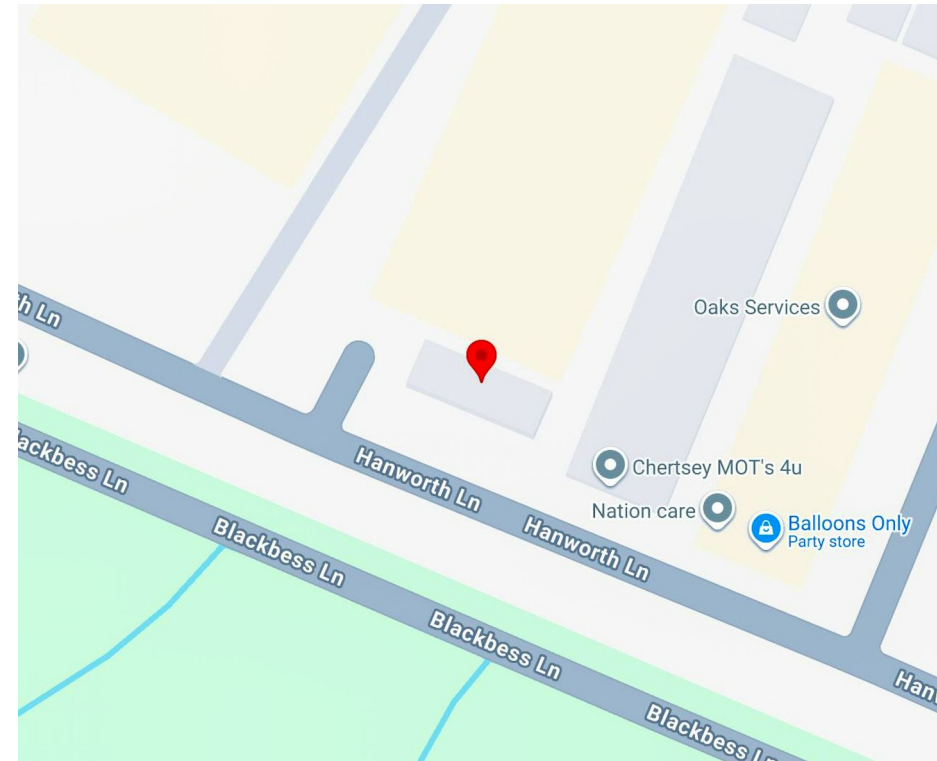
DESCRIPTION



Kestrel House comprises a self-contained high quality warehouse building fronting onto Hanworth Lane. There are 12 office parking spaces to the frontage and additional parking in the rear service yard.

The property comprises a substantial warehouse to the rear with 3 x loading doors, gas fired blower heater(s), mezzanine floor of 2,439 sq ft (226.63 sq m) and eaves heights between 5.33 to 11.80m approx. To the rear of the warehouse there is a large yard/storage area.

To the front there are modern offices over three storeys benefiting from air heating/cooling, LED/Cat 2 lighting & double glazed windows. There are toilets and kitchens/tea points in the offices & warehouse.



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SITE AREA

The approximate site area is 0.904 acres / 0.366 hectares.

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Warehouse	18,590	1,727.07	Available
Ground - Front Office	1,242	115.39	Available
1st - Front Office	1,242	115.39	Available
2nd - Front Office	1,242	115.39	Available
TOTAL	22,316	2,073.24	

Floor areas are approximate GIA

SUMMARY

- Rent: £415,000 per annum
- Price: £4,950,000 NO VAT payable
- Available Size: 22,317 sq ft
- Rates Payable: £5.43 per sq ft Under appeal
- EPC: D (79)

VIEWINGS & INFORMATION



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