

COMMERCIAL PROPERTY

# INDUSTRIAL/WAREHOUSE UNIT

## TO LET

4,750 sq ft (441.27 sq m)

October 09



**11 WINTERSELLS ROAD, WINTERSELLS  
BUSINESS PARK, BYFLEET, SURREY,  
KT14 7LF**

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Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.

  
**CURCHOD & CO**

CHARTERED SURVEYORS  
LAND PROPERTY &  
CONSTRUCTION CONSULTANTS  
Portmore House  
54 Church Street Weybridge  
Surrey KT13 8DP

<b>Location:</b>	<b>Amenities</b>															
<p>The premises are located on Wintersells Business Park off Wintersells Road, which adjoins Oyster Lane (A318) at Byfleet.</p> <p>Junction 11 of the M25 is approximately 4 miles away and the A3 approximately 3 miles to the east via the A245.</p> <p>Byfleet and New Haw railway station is within walking distance and provides services to London Waterloo, with a journey time of circa 35 minutes.</p>	<ul style="list-style-type: none"> <li>• Secure yard</li> <li>• One roller shutter door</li> <li>• Two concertina loading doors</li> <li>• 3 phase electricity</li> <li>• Offices</li> <li>• Separate male and female WC's</li> <li>• Kitchenette</li> </ul>															
<b>Description:</b>	<b>Terms: (Subject to Contract)</b>															
<p>The premises comprise of portal frame construction with concrete panel walls under a pitched corrugated roof.</p> <p>The unit benefits from its own secure yard area with two separate gated entrances.</p> <p>Internally the property provides industrial/warehouse space with loading access. There are a number of offices plus staff facilities together with a mezzanine floor above.</p>	<p>The property is available on a new full repairing and insuring lease for a term to be agreed.</p> <p><b>Rent:</b></p> <p>£37,500 per annum exclusive.</p> <p><b>Business Rates:</b></p> <table border="0"> <tr> <td>Rateable value</td> <td>£28,500</td> </tr> <tr> <td>Rates payable</td> <td>£13,822.50</td> </tr> <tr> <td colspan="2">UBR 48.5p in the £ (2009-2010)</td> </tr> </table>	Rateable value	£28,500	Rates payable	£13,822.50	UBR 48.5p in the £ (2009-2010)										
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<b>Service Charge:</b>	<b>Legal Costs / VAT:</b>															
Upon application.	Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.															
<b>Accommodation:</b>	<b>Viewing &amp; Further Information:</b>															
<p>The property has been measured on the basis of gross internal areas and the approximate areas are as follows:-</p> <table border="1"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Industrial/warehouse:</td> <td>4,043</td> <td>375.57</td> </tr> <tr> <td>Offices:</td> <td>707</td> <td>65.70</td> </tr> <tr> <td><b>Total:</b></td> <td><b>4,750</b></td> <td><b>441.27</b></td> </tr> <tr> <td>Mezzanine:</td> <td>752</td> <td>69.84</td> </tr> </tbody> </table>		sq ft	sq m	Industrial/warehouse:	4,043	375.57	Offices:	707	65.70	<b>Total:</b>	<b>4,750</b>	<b>441.27</b>	Mezzanine:	752	69.84	<p>Strictly by prior appointment through joint agents Curchod &amp; Co and Lambert Smith Hampton.</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="823 1615 1150 1805"> <p><b>Lambert Smith Hampton</b></p> <p><b>01483 538181</b></p> <p>cwood@lsh.co.uk</p> </div> <div data-bbox="1187 1615 1501 1805"> <p><b>CURCHOD &amp; CO</b></p> <p><b>01932 823614</b></p> <p>www.curchodandco.com</p> <p>rnewsam@curchodandco.com ioswin@curchodandco.com dgawne@curchodandco.com</p> </div> </div>
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