

COMMERCIAL PROPERTY

INDUSTRIAL/WAREHOUSE UNIT WITH EXTENSIVE YARD AREA

TO LET

Nov 2009

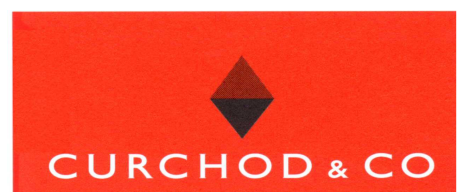
4,999 sq ft (464.41 sq m)



**143 HERSHAM ROAD, WALTON ON THAMES,
SURREY, KT12 1RR**

Telephone: 01932 823614 Fax: 01932854370

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.



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

Location:	Amenities																					
<p>The premises are located to the rear of Walchry Motors (Peugeot Dealer) on Hershams Road, Walton on Thames. The Town Centre is located approximately 1 mile to the North. Walton on Thames is well located for the motorway network being approx. 3 miles to the M3 (J1) which provides a fast link to the M25 J13 giving easy access to Heathrow and Gatwick international airports, while the A3 is approximately 4 miles to the south. The mainline station is approximately 10 minutes walking distance and provides a fast and frequent service to London Waterloo, average journey time 30 minutes.</p>	<ul style="list-style-type: none"> • 3 Roller shutter loading doors • Concrete Floor • Office facilities • Extensive Yard • 3 phase power to warehouse • Warm air gas blower to warehouse • WC facilities 																					
Rates:	Terms: (Subject to Contract)																					
<p>Rateable value £39,000 Rates payable £18,915 pa UBR: 48.5p in the £ (2009/10)</p>	<p>The property is available on a new full repairing and insuring lease for a term to be agreed.</p>																					
Description:	Rent:																					
<p>The premises comprise of a self-contained industrial/ warehouse premises with 3 roller shutter doors, additional office space and a mezzanine floor. The site benefits from an extensive concrete yard area.</p>	<p>£65,000 per annum exclusive.</p>																					
Floor areas:	Legal Costs / VAT:																					
<p>The property has been measured on the basis of gross internal areas and the approximate floor areas are as follows:-</p> <table border="1" data-bbox="153 1491 783 1966"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Warehouse</td> <td>4,708</td> <td>437.36</td> </tr> <tr> <td>Office</td> <td>291</td> <td>27.05</td> </tr> <tr> <td>Total</td> <td>4,999</td> <td>464.41</td> </tr> <tr> <td>Mezzanine</td> <td>1,050</td> <td>97.56</td> </tr> <tr> <td>Yard (approx)</td> <td>11,000</td> <td>1,021.93</td> </tr> <tr> <td></td> <td colspan="2">(0.25 acres)</td> </tr> </tbody> </table>		sq ft	sq m	Warehouse	4,708	437.36	Office	291	27.05	Total	4,999	464.41	Mezzanine	1,050	97.56	Yard (approx)	11,000	1,021.93		(0.25 acres)		<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>
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Viewing & Further Information:	<p>Strictly by prior appointment through sole agents Curchod & Co.</p> <div data-bbox="903 1458 1453 1821" style="background-color: red; color: white; padding: 10px; text-align: center;">  <p>CURCHOD & CO</p> <hr style="border: 0; border-top: 1px solid white; margin: 5px 0;"/> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p style="text-align: center; font-size: small;"> newsam@curchodandco.com dgawne@curchodandco.com ioswin@curchodandco.com </p>																					

SUBJECT TO CONTRACT