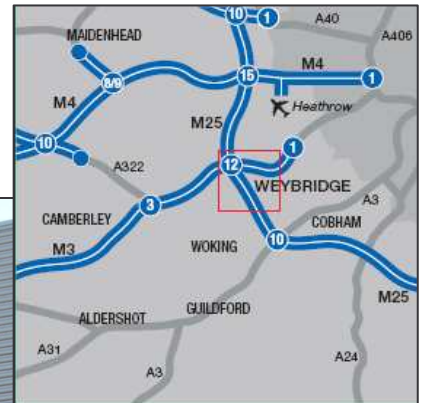


COMMERCIAL PROPERTY

NEW LIGHT INDUSTRIAL HIGH BAY WAREHOUSE UNIT

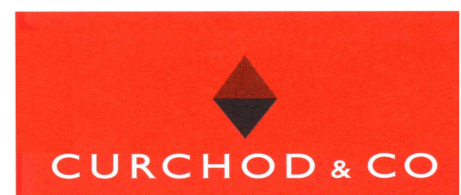
FOR SALE OR TO LET

18,234 SQ FT (1,702.34 m²)




UNIT 27 TRADE CITY, AVRO WAY BROOKLANDS ESTATE, WEYBRIDGE, SURREY

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

<p>Location:</p> <p>Trade City, Brooklands, Weybridge is situated on Avro Way on the established Brooklands Estate. The Estate is located off the A3 (approximately 3 miles) which provides direct access to Central London and Junction 10 for the M25. Byfleet and New Haw mainline station is within ½ mile of the scheme with a journey time of 40 minutes to London Waterloo.</p>	<p>Amenities</p> <ul style="list-style-type: none"> • Roller shutter loading door • Concrete Floor (37.5kN/m2 floor loading) • 14m eaves • 27 parking spaces • 3 phase power to warehouse • WC facilities 									
<p>Accommodation:</p> <p>Unit 27 comprises a new light industrial warehouse arranged over ground floor with 10% office content on the first floor. The premises have been built to a high specification and benefit from excellent access/loading and parking. The fitted first floor offices have category II lighting, central heating and perimeter trunking.</p>	<p>Terms: (Subject to Contract)</p> <p>The property is available on a new full repairing and insuring lease for a term to be agreed.</p> <p>Rent:</p> <p>£178,000 per annum exclusive.</p>									
<p>Legal Costs / VAT:</p> <p>Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.</p>	<p>Price:</p> <p>For sale freehold with vacant possession.</p> <p>£2,300,000</p>									
<p>Service Charge:</p> <p>This relates to the estate charges and are approximately 34p per sq ft for 2008-2009.</p>	<p>Business Rates:</p> <table> <tr> <td>Rateable value</td> <td>£139,000</td> </tr> <tr> <td>Rates payable</td> <td>£64,218 pa</td> </tr> <tr> <td colspan="2">UBR 46.2p in the £ (2008-2009)</td> </tr> </table>	Rateable value	£139,000	Rates payable	£64,218 pa	UBR 46.2p in the £ (2008-2009)				
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UBR 46.2p in the £ (2008-2009)										
<p>Floor areas:</p> <p>The property has been measured on the basis of gross external areas and the approximate dimensions are as follows:-</p> <table> <thead> <tr> <th>Unit 14</th> <th>sq ft</th> <th>m²</th> </tr> </thead> <tbody> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>Total</td> <td>18,234</td> <td>1,702.34</td> </tr> </tbody> </table>	Unit 14	sq ft	m ²	<hr/>			Total	18,234	1,702.34	<p>Viewing & Further Information:</p> <p>Strictly by prior appointment through sole agents Curchod & Co contact Ian Oswin or Dave Gawne.</p> <div style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>ioswin@curchodandco.com dgawne@curchodandco.com</p> </div>
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<hr/>										
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SUBJECT TO CONTRACT