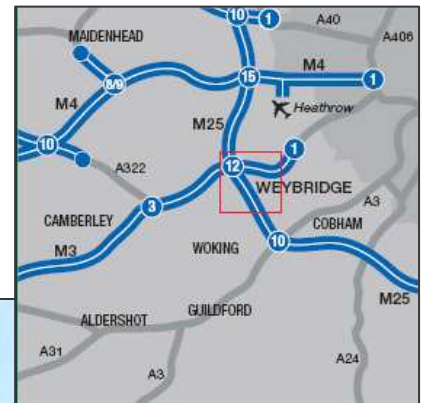


COMMERCIAL PROPERTY

# NEW LIGHT INDUSTRIAL WAREHOUSE UNIT

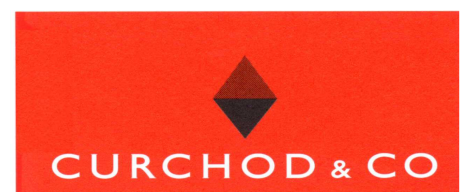
**TO LET**

**2,905 SQ FT (270.0m<sup>2</sup>)**




**UNIT 5, TRADE CITY, AVRO WAY  
BROOKLANDS ESTATE, WEYBRIDGE,  
SURREY, KT13 0YF**

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

<b>Description:</b>	<b>Amenities:</b>									
<p>Unit 5 comprises a new light industrial warehouse unit on the ground floor with approximately 10% office content on the first floor. There is a further area on the mezzanine floor presently in shell form for storage which could be fitted to increase the office area to approx 25%. 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. The premises also benefits from a video entry phone system on the ground and first floor.</p>	<ul style="list-style-type: none"> <li>• Roller shutter loading door</li> <li>• Concrete Floor (37.5kN/m<sup>2</sup> floor loading)</li> <li>• 6.8m eaves</li> <li>• 4 parking spaces</li> <li>• 3 phase power to warehouse</li> <li>• WC facilities</li> <li>• Video entry phone system</li> </ul>									
<b>Location:</b>	<b>Terms:</b>									
<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>The property is available on a new full repairing and insuring lease for a term to be agreed.</p>									
<b>Legal Costs / VAT:</b>	<b>Service Charge:</b>									
<p>Each party to bear their own legal costs incurred in the transaction.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>	<p>This relates to the estate charges and are approximately 34p per sq ft for 2008-2009.</p>									
<b>Floor areas:</b>	<b>Rent:</b>									
<p>The property has been measured on the basis of gross external areas and the approximate dimensions are as follows:-</p> <table border="1" data-bbox="145 1733 740 1868"> <thead> <tr> <th>Unit 5</th> <th>sq ft</th> <th>m<sup>2</sup></th> </tr> </thead> <tbody> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>Total</td> <td>2,905</td> <td>270.0</td> </tr> </tbody> </table>	Unit 5	sq ft	m <sup>2</sup>	<hr/>			Total	2,905	270.0	<p>£25,000 per annum exclusive.</p>
Unit 5	sq ft	m <sup>2</sup>								
<hr/>										
Total	2,905	270.0								
<b>Viewing &amp; Further Information:</b>	<b>Business Rates:</b>									
	<table border="0"> <tr> <td>Rateable Value</td> <td>£21,250</td> </tr> <tr> <td>Rates Payable</td> <td>£9,817.5 pa</td> </tr> <tr> <td colspan="2">UBR 46.2p in the £ (2008-2009)</td> </tr> </table>	Rateable Value	£21,250	Rates Payable	£9,817.5 pa	UBR 46.2p in the £ (2008-2009)				
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UBR 46.2p in the £ (2008-2009)										
	<p>Strictly by prior appointment through sole agents Curchod &amp; Co contact Ian Oswin or Dave Gawne.</p> <p>ioswin@curchodandco.com dgawne@curchodandco.com</p> <div data-bbox="1214 1740 1506 1935" style="text-align: center;">  <p><b>01932 823614</b></p> </div>									

**SUBJECT TO CONTRACT**