

COMMERCIAL PROPERTY

SELF CONTAINED WAREHOUSE WITH SECURE YARD

TO LET

11,406 sq ft (1,059.6 sq m)

February 2011




HERITAGE HOUSE, 52/54 HAMM MOOR LANE, WEYBRIDGE, SURREY, KT15 2SF

Telephone: 01932 823614 Fax: 01932 854 370

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>The premises are located in a prominent position on Hamm Moor Lane which is accessed directly of Weybridge Road (A317) which provides access to the M25 (Junction 11) approximately 1.5 miles distant which in turn gives access to the national motorway network as well as Heathrow and Gatwick Airports. Local amenities and railway stations are provided at Addlestone and Weybridge Town Centres both approximately 0.5 miles distant.</p>	<p>Amenities</p> <ul style="list-style-type: none"> • Electric loading door 5.5 m high • 6 m eaves • Self contained yard • Parking • Lighting to warehouse • Fitted offices at ground and first floor • Separate Male and Female WC facilities 															
<p>Description:</p> <p>Heritage House is a purpose built self contained warehouse building benefiting from a secure gated yard and parking area. The premises comprise of warehouse accommodation with fully fitted offices at ground and first floor level.</p> <p>The offices have suspended ceilings with inset lighting, central heating and perimeter trunking.</p>	<p>Terms: (Subject to Contract)</p> <p>The property is available by of a new full repairing and insuring lease for a term to be agreed.</p> <p>Rent:</p> <p>£115,000 per annum exclusive</p>															
<p>Business Rates:</p> <table border="0"> <tr> <td>Rateable value</td> <td>£104,000</td> </tr> <tr> <td>Rates payable</td> <td>£ 43,056</td> </tr> <tr> <td colspan="2">UBR 41.4p in the £ (2010-2011)</td> </tr> </table>	Rateable value	£104,000	Rates payable	£ 43,056	UBR 41.4p in the £ (2010-2011)		<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>									
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<p>Floor Areas:</p> <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>GF Offices:</td> <td>1,929</td> <td>179.2</td> </tr> <tr> <td>FF Offices:</td> <td>1,939</td> <td>180.1</td> </tr> <tr> <td>Warehouse:</td> <td>7,538</td> <td>700.3</td> </tr> <tr> <td>Total:</td> <td>11, 406</td> <td>1,059.6</td> </tr> </tbody> </table>		sq ft	sq m	GF Offices:	1,929	179.2	FF Offices:	1,939	180.1	Warehouse:	7,538	700.3	Total:	11, 406	1,059.6	<p>Viewing & Further Information:</p> <p>Strictly by prior appointment through sole agents Curchod & Co.</p> <p>Richard Newsam David Gawne</p> <div style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> <p>rnewsam@curchodandco.com dgawne@curchodandco.com</p> </div>
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