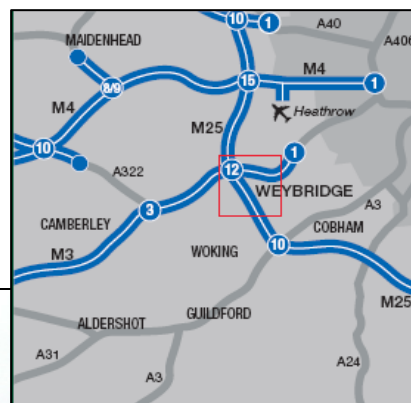


COMMERCIAL PROPERTY

TWO STOREY OFFICE/PRODUCTION UNIT

TO LET

3,233 sq ft (300.35 sq m)




**UNIT 20, TRADE CITY, AVRO WAY
BROOKLANDS ESTATE, WEYBRIDGE,
SURREY, KT13 OYF**

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

Description:	Amenities:																				
Unit 20 comprises of a mid terrace office/production unit with production space on the ground floor and a full floor of fitted office accommodation at first floor level. 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 are split 50/50 between the office and production space.	<ul style="list-style-type: none"> • Roller shutter loading door • Concrete Floor (37.5kN/m2 ground floor loading) • 4.1m ground floor internal height • 6 parking spaces • 3 phase power to warehouse • WC facilities • First floor kitchenette 																				
Location:	Terms:																				
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.	The property is available on a new full repairing and insuring sub-lease until 3 rd Feb 2015. A longer lease may be available.																				
Legal Costs / VAT:	Service Charge:																				
Each party to bear their own legal costs incurred in the transaction. Prices are quoted exclusive of VAT which may be charged.	This relates to the estate charges and are approximately 36p per sq ft for 2009-2010.																				
Legal Costs / VAT:	Rent:																				
<table border="0"> <thead> <tr> <th>Unit 20</th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Warehouse:</td> <td>1,616.5</td> <td>150.175</td> </tr> <tr> <td>First Floor Office:</td> <td>1,616.5</td> <td>150.175</td> </tr> <tr> <td>Total</td> <td>3,233</td> <td>300.35</td> </tr> </tbody> </table>	Unit 20	sq ft	sq m	Warehouse:	1,616.5	150.175	First Floor Office:	1,616.5	150.175	Total	3,233	300.35	<table border="0"> <tr> <td colspan="2">Business Rates:</td> </tr> <tr> <td>Rateable Value</td> <td>£29,250</td> </tr> <tr> <td>Rates Payable</td> <td>£12,109.50 pa</td> </tr> <tr> <td colspan="2">UBR 41.4p in the £ (2010-2011)</td> </tr> </table> <p>Viewing & Further Information:</p> <p>Strictly by prior appointment through sole agents Curchod & Co contact Ian Oswin, Richard Newsam or David Gawne.</p> <div data-bbox="986 1626 1329 1850" style="text-align: center;">  <p>CURCHOD & CO 01932 823614 www.curchodandco.com</p> </div> <p>ioswin@curchodandco.com rnewsam@curchodandco.com dgawne@curchodandco.com</p>	Business Rates:		Rateable Value	£29,250	Rates Payable	£12,109.50 pa	UBR 41.4p in the £ (2010-2011)	
Unit 20	sq ft	sq m																			
Warehouse:	1,616.5	150.175																			
First Floor Office:	1,616.5	150.175																			
Total	3,233	300.35																			
Business Rates:																					
Rateable Value	£29,250																				
Rates Payable	£12,109.50 pa																				
UBR 41.4p in the £ (2010-2011)																					

SUBJECT TO CONTRACT