

TO LET

1,203 SQ FT (111.8 SQ M)



TRADE COUNTER
UNIT



1.5 MILES FROM
M25 J9



TO BE
REFURBISHED

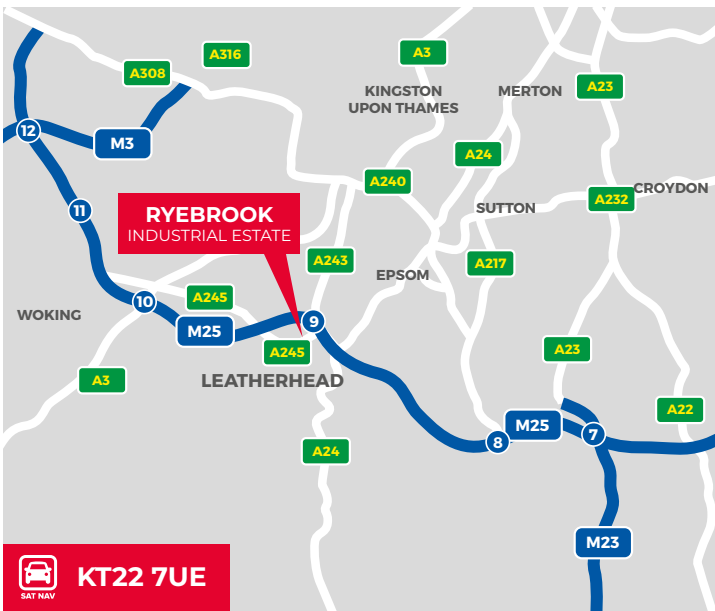


www.ipif.com/ryebrook

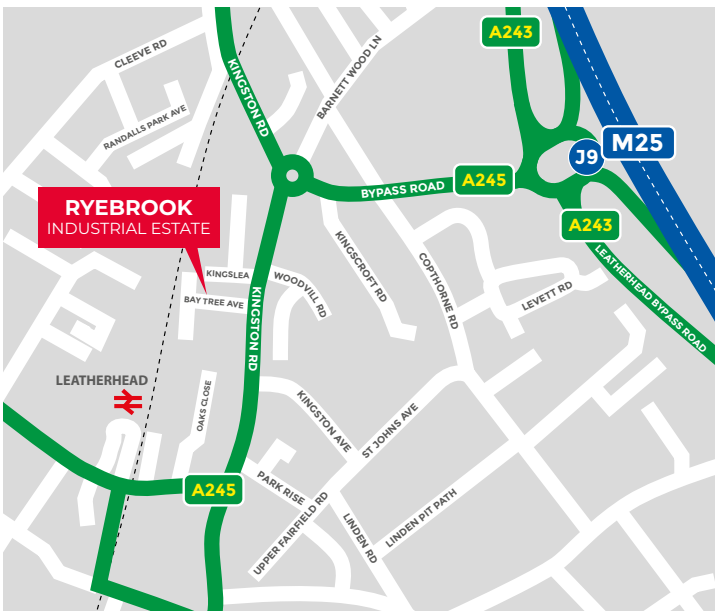
WAREHOUSE / TRADE COUNTER UNIT TO LET

UNIT 1 RYEBROOK INDUSTRIAL ESTATE
BAY TREE AVENUE, KINGSTON RD, LEATHERHEAD, KT22 7UE





KT22 7UE
SAT MAY



LOCATION

The unit is located in Leatherhead approximately 20 miles to the south of central London and within 1.5 miles of junction 9 of the M25 providing excellent access onto the motorway network and into central London via the A24. The unit is accessed off Bay Tree Avenue which links directly to Kingston Road A245 and is within walking distance of Leatherhead main line station, with a journey time to central London (Waterloo) of approximately 50 minutes. The surrounding area is predominately commercial and the other occupiers on the estate are trade counter users and a builders' merchant.

DESCRIPTION

The unit which is situated at the end of the terrace, is of portal frame construction with block work and clad elevations under a double skinned insulated roof with a single loading door.

The unit has a height of 5.6m and benefits from WC accommodation and a kitchenette area.

SPECIFICATION

- Portal frame construction
- Double-skinned insulated roof
- Loading door clearance of 3.3m
- 5.6m eaves height
- WC accommodation
- Kitchenette facility
- 4 dedicated car spaces

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

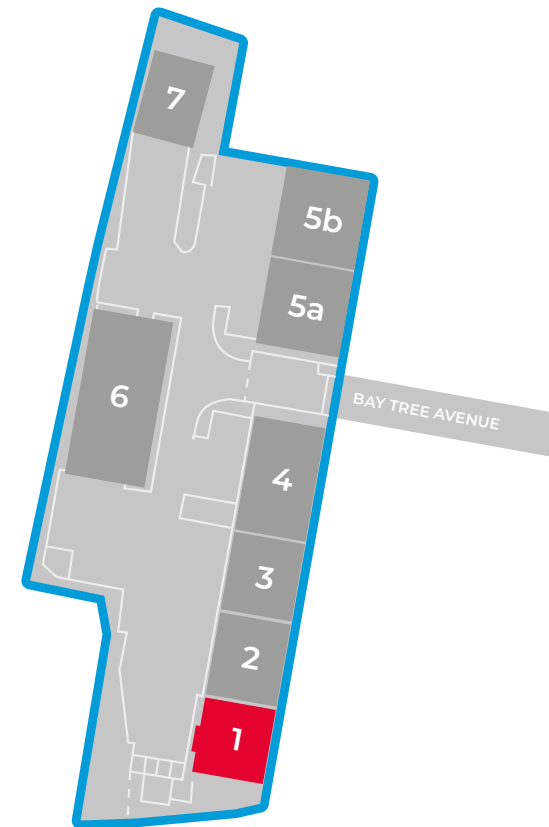
UNIT 1	FT ²	M ²
Warehouse & Trade Counter	1,203	111.8
TOTAL	1,203	111.8

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.



EPC

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Aaron Burns
aaron.burns@ipif.co.uk

TLRE
0203 151 1011
www.tlre.co.uk

Ed Thomason
ed.thomason@tlre.co.uk

Paul Londra
paul.londra@tlre.co.uk