

TO LET

1,221 - 3,838 ft²



TRADE COUNTER
UNITS



TO BE
REFURBISHED



GOOD ALLOCATED
CAR PARKING



www.ipif.com/ryebrook

WAREHOUSE / TRADE COUNTER UNITS TO LET

UNITS 2 & 3 RYEBROOK INDUSTRIAL ESTATE
BAY TREE AVENUE, KINGSTON RD, LEATHERHEAD, KT22 7UE

IPIF



LOCATION

The units are 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. They are 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 include trade counter users such as Brewers, CEF, Salon Services and Wolseley.

DESCRIPTION

The mid-terrace units are of portal frame construction with block work and clad elevations under a double skinned insulated roof with a single loading door. The units have an eaves height of 5.6m and benefit from WC accommodation and a kitchenette area. The units can be taken in combination or individually

SPECIFICATION

- To be refurbished
- Portal frame construction
- Double-skinned insulated roof
- Loading door clearance of 3.3m
- 5.6m eaves height
- WC accommodation
- Kitchenette facility
- Unit 2 - 8 dedicated car spaces
- Unit 3 - 4 dedicated car spaces

ACCOMMODATION

Available accommodation comprises of the following gross internal areas (GIA):

		FT ²	M ²
UNIT 2	Warehouse & Trade Counter	2,617	243
UNIT 3	Warehouse & Trade Counter	1,221	113
TOTAL		3,838	356

LEASE TERMS

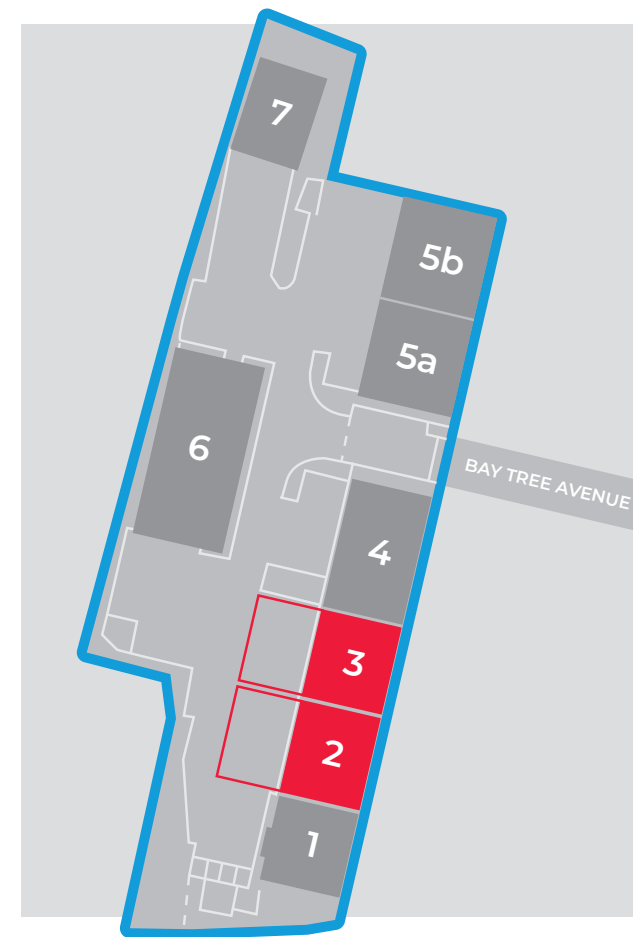
The units are available on a new full repairing and insuring lease

BUSINESS RATES

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.

EPC

Available upon request.

On behalf of the Landlord



Aaron Burns
aaron.burns@ipif.co.uk



Ed Thomason
ed.thomason@tlre.co.uk
Paul Londra
paul.londra@tlre.co.uk