



Price/premium £1,850,000

Size 9,740 Square feet

Ref #2850

Address

Town: Leatherhead

Area: Surrey

Location

Conveniently located just 0.5 miles away from Junction 9 of the M25. Leatherhead & Oxshott stations are within a short drive, as is Leatherhead station.

Description

A Light Industrial unit with two storey office element to the front and parking to the front and side of the building

Situated in an established Light Industrial area of Leatherhead comprising similar and other more contemporary buildings. The unit is ideally placed for quick access to the M25 and motorway network. There is ample on site parking and the building has shutter doors for loading/unloading.

Comprising approximately 4,272 sq ft of warehouse/workshop space with approx' 15'5" minimum eaves height (25'3" to apex), plus an additional 2088 sq ft of ancillary warehousing, including a spray room. There are ground and first floor offices to the front of the building of approximately 3,384 sq ft. Please note- all measurements supplied to Franklin Commercial at the time of publishing, please verify prior to contract.

The unit has an EPC rating of Band D.

Please note- all measurements supplied to Franklin Commercial at the time of publishing, please verify prior to contract.

General Information

Tenure:	Freehold
Price/premium:	£1,850,000
Legal fees:	Each party to bear their own

Features

- ✓ A1 use
- ✓ D2 use
- ✓ Discretion required
- ✓ Roller shutter door
- ✓ Vehicular rear access

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

