



**Rent** £22,500 Per annum

**Size** 1,470 Square feet

**Ref** #3115

## Address

**Address:** Unit 1 Hamm Moor Lane

**Postcode:** KT15 2SD

**Town:** Addlestone

**Area:** Surrey

## Location

Located within the established Hamm Moor Lane industrial and trade park. Within easy access of the M25 (approximately 1.5 miles away). Plenty of local amenities in nearby Weybridge town centre and close to both Addlestone and Weybridge main line Stations providing services to London Waterloo.

## Description

Warehouse unit within the popular Hamm Moor estate measuring approximately 1470 sq ft gross.

Minimum eaves height of approximately 13'10" and maximum of approx' 21'.

The roller shutter door measures 14'7" wide x 11' high.

The premises have two W.C's internally and space to park 3 cars.

New lease available for a term to be agreed.

Available from the 1st August 2023.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£22,500 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £20,000 payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ 24/7 access
- ✓ Allocated parking
- ✓ Close to motorway
- ✓ Early viewing recommended
- ✓ Roller shutter door

## Property Map



## 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).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



