



**Rent** £95,000 Per annum

**Size** 8,000 Square feet

**Ref** #3258

## Address

**Address:** Unit 2, Ham Moor lane

**Postcode:** KT15 2SD

**Town:** Addlestone

**Area:** Surrey

## Location

The premises are located within the established commercial area on Hamm Moor Lane which is accessed off the Weybridge Road (A317). Road communication is excellent being situated between Addlestone and Weybridge town centres and only 1 1/2 miles from Junction 11 on the M25.

## Description

Guide Rent - £95,000 p.a.

Large warehouse unit within the popular Hamm Moor estate measuring approximately 8000 sq ft in total.

The ground floor measures approximately 6000 sq ft including a partitioned office area and the mezzanine level measures approximately 2000 sq ft.

There is an internal roller shutter door and parking is available outside and to the rear for 8 cars.

New lease available for a term to be agreed.

EPC Rating C.

Available end of January 2025.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£95,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a RV of £47,000, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Allocated parking
- ✓ Electric roller shutter
- ✓ Popular trading estate
- ✓ Early viewing recommended

## Property Map



## Important notice

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## 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.















