



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

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

Features

- ✓ Allocated parking
- ✓ Electric roller shutter
- ✓ Popular trading estate

- ✓ Early viewing recommended

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.







