



**Rent** £27,750 Per annum + VAT

**Size** 2,151 Square feet

**Ref** #3265

## Address

**Address:** Unit 3, Glen Court, Canada Road

**Postcode:** KT14 7JL

**Town:** Byfleet

**Area:** Surrey

## Location

Popular industrial estate within a short walk of Byfleet and New Haw Station which provides a frequent service to London Waterloo. The A3 is approximately 3 miles from the property and there is a large Tesco and M&S Supermarket at Brooklands, within walking distance.

## Description

The property is currently laid out to provide a warehouse/office area of approximately 1,215 sq ft along with a mezzanine level of 936 sq ft. There is an air conditioning unit to the first floor mezzanine level.

The eaves height is 4.22M.

The premises benefit from the electric roller shutter door with a width and height of 4 meters. Please note that our client would be prepared to remove the stud partition wall behind the roller shutter door.

There is a total of 5 allocated parking spaces.

EPC Band - C

Early viewings are recommended - viewings by appointment only via Franklin Commercial.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£27,750 Per annum + VAT
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £14,250 payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ 24/7 access
- ✓ 3 phase electricity
- ✓ Early viewing recommended
- ✓ Electric roller shutter
- ✓ On-site parking
- ✓ 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

