



**SHORT TERM LET
GOOD QUALITY
WAREHOUSE WITH OFFICE AND
STORAGE
TOTAL AREA 7921 SQ FT – (852 SQ M)**



**UNIT 2, ABBOT CLOSE, OYSTER LANE,
BYFLEET. KT14 7JN**

The Gate House, 51 High Street, Hampton Hill, Middlesex TW12 1NH

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LOCATION

The site is located on the Byfleet Industrial Estate off the A318, Oyster Lane. M25, junction's 10 and 11 are both within 4.5 miles; the A3 - serving central London and the South is 5.5 miles from the demised. Byfleet & New Haw mainline railway station is less than ¼ mile away

DESCRIPTION

The property is a single storey building ostensibly fabricated from brick; breeze and pre-fabricated panelling; roofing is pitched covering the main areas; flat covering the rest. Additional 'storage' area along the side of the main building is also at a pitched angle roof in corrugated Perspex.

The property has also the potential of being split into several separate areas if required; each area has its own access points with either doors or electric shutters.

ACCOMMODATION

Total area:- 7921 sq ft (852.00 sq m)

Area 1: 153 sq ft (16.46 sq m)

Area 2: 592 sq ft (63.70 sq m)

Area 3: 760 sq ft (81.78 sq m)

Area 3: 2370 sq ft (255.00 sq m)

Area 4: 1891 sq ft (203.47 sq m)

Lean – to 2155 sq ft (231.88 sq m)

TENURE

A short term tenure is available; please contact us for more details.

TERMS

On application.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs in this transaction

RATES

Rateable value £32,750 at 46.2 p in the £ = £15,130.00 payable per annum.

VIEWING

Strictly by appointment through sole agent : **BAKER COMMERCIAL**