

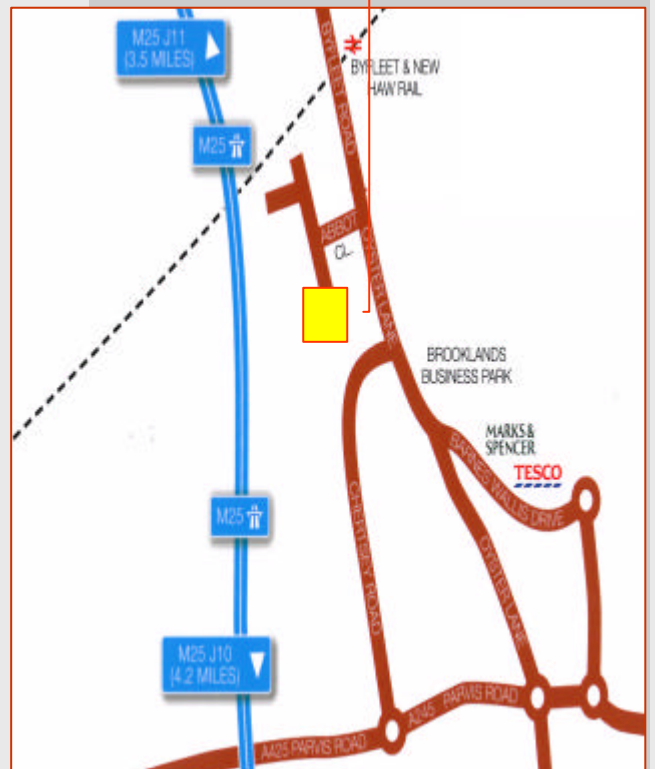


**UNITS 1 & 2 CANADA ROAD
OFF OYSTER LANE
BYFLEET, SURREY
KT14 7JL**

**FIRST CLASS WAREHOUSE/
PRODUCTION UNITS WITH
QUALITY OFFICES**

**6,624 SQ.FT. - 17,492 SQ.FT.
(615.44 SQ.M - 1,625.14 SQ.M)
(GROSS INTERNAL APPROX)**

TO LET/MAY SELL





LOCATION

THE UNITS ARE SITUATED IN CANADA ROAD JUST OFF OYSTER LANE WITHIN 1/4 MILE OF THE BROOKLAND ESTATE AND BYFLEET AND NEW HAW STATION. M25 JUNCTION 11 IS 3.5 MILES AWAY WHILST JUNCTION 10 OF THE M25 IS 4.2 MILES AWAY. HEATHROW AIRPORT IS WITHIN EASY REACH.

ACCOMMODATION

THE PROPERTY COMPRISES TWO MODERN WAREHOUSE/PRODUCTION UNITS WHICH ARE AVAILABLE AS ONE UNIT OR AS TWO INDIVIDUAL PROPERTIES (CURRENT CONFIGURATION). THE UNITS PROVIDE FULL HEIGHT WAREHOUSE SPACE WITH HIGH QUALITY OFFICE ACCOMMODATION AT 1ST FLOOR. ON SITE PARKING AND LOADING IS FIRST CLASS.

FLOOR AREAS: (GROSS INTERNAL APPROX)

UNIT	Ground Warehouse	First Floor Offices	Total	Rent per annum exclusive	Service Charge	Rateable Value
1	7,356 sq.ft (683.40 sq.m)	3,512 sq.ft (326.30 sq.m)	10,868 sq.ft (1009.70 sq.m)	Upon application	To be confirmed	To be confirmed
2	5,215 sq.ft (484.54 sq.m)	1,409 sq.ft (130.90 sq.m)	6,624 sq.ft (615.44 sq.m)	Upon application	To be confirmed	To be confirmed
Combined	12,571 sq.ft (1167.94 sq.m)	4,921 sq.ft (457.20 sq.m)	17,492 sq.ft (1625.14 sq.m)	To be confirmed	To be confirmed	To be confirmed

TERMS:

THE UNITS ARE AVAILABLE ON NEW FULL REPAIRING AND INSURING LEASES FOR TERMS TO BE AGREED. OUR CLIENTS MAY CONSIDER SELLING THE FREEHOLD OF THE ENTIRE.

VIEWINGS:

CAN BE ARRANGED AT SHORT NOTICE VIA THE JOINT SOLE AGENTS:-



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