

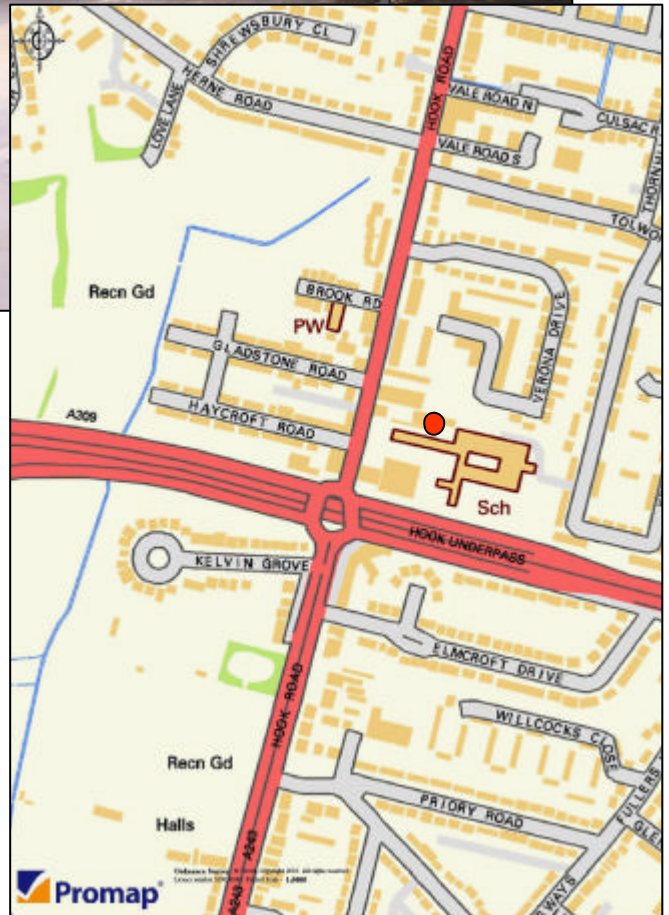
SURBITON, 177 HOOK ROAD, KT6 5AR

FIRST CLASS WAREHOUSE/PRODUCTION UNIT

From 4,675 sq.ft - 7,482 sq.ft



Up to 2,350 of extra offices available on site if required..



Warehouse	4,675 sq.ft	(434 sq.m)
Mezzanine	2,807 sq.ft	(260 sq.m)
TOTAL	7,482 sq.ft	(695 sq.m)

Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com

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Tel: 01372 730000

BUSINESS

Location:

The property is located on Hook Road just off the Ace of Spades roundabout junction with the A3 Kingston By Pass. The (A243) Hook Road runs between Surbiton and Leatherhead via Chessington and provides a link to Junction 9 of the M25 at Leatherhead. The unit is ideally situated for any business requiring a good quality working environment within close proximity to London and the National Motorway Network. The warehouse is accessed from Hook Road and situated just behind Surbiton Angling Centre

Accommodation:

The property comprises a quality purpose built warehouse/production unit with on-site car parking and loading area. Internally, the premises have been arranged to provide clear open plan space with additional ground floor offices and a useful mezzanine floor.

Floor Areas: (Gross Internal Approx)

Warehouse	4,675sq.ft	(434 sq.m)
Mezzanine	2,807 sq.ft	(260 sq.m) (removable)
TOTAL	7,482 sq.ft	(695 sq.m)

Amenities:

- On site car parking.
- Loading Door 11' height.
- 16' eaves height.
- 3 phase power (subject to survey)
- Gas fired blower heater.
- Excellent mezzanine floor.

Terms: The property is available to let on a new lease for terms to be agreed.

Rent: £42,500 per annum exclusive. + VAT and all other outgoings

Rateable Value: £27,500 **Rates Payable:** £11,385 (2010/2011)

Planning: We believe that the unit has an industrial/warehouse use. Interested parties should enquire as to the suitability of their own use with Kingston Council on 0208-546-2121.

Viewings: Via Jonathan Hillman/Mary Ottey on 01372-730000 or Andrew Pollard of Bonsors our joint sole agents on 020-8546-0022

EPC: An Energy Performance Certificate can be provided on request.



1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither do Bridger Bell Commercial Limited or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.
6. An Energy Performance Certificate is available upon request.

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