

# TO LET

2,617 ft<sup>2</sup> (243 m<sup>2</sup>)



TRADE COUNTER  
UNIT



TO BE  
REFURBISHED



GOOD ALLOCATED  
CAR PARKING



[www.ipif.com/ryebrook](http://www.ipif.com/ryebrook)

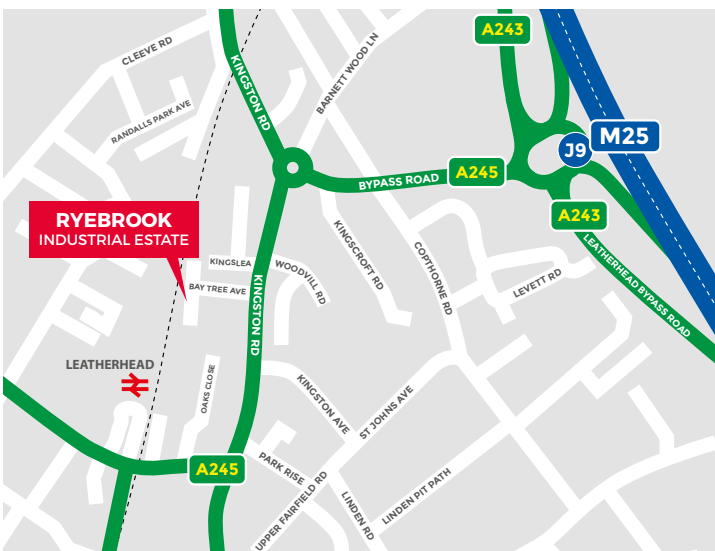
WAREHOUSE / TRADE COUNTER UNIT TO LET

**UNIT 2 RYEBROOK INDUSTRIAL ESTATE**  
BAY TREE AVENUE, KINGSTON RD, LEATHERHEAD, KT22 7UE





**KT22 7UE**  
 what3words.com/civic.stop.skin



### LOCATION

The unit is located in Leatherhead approximately 20 miles to the south of central London and within 1.5 miles of junction 9 of the M25 providing excellent access onto the motorway network and into central London via the A24. The unit is accessed off Bay Tree Avenue which links directly to Kingston Road A245 and is within walking distance of Leatherhead main line station, with a journey time to central London (Waterloo) of approximately 50 minutes. The surrounding area is predominately commercial and the other occupiers on the estate include trade counter users such as Brewers, CEF, Salon Services and Wolseley.

### DESCRIPTION

The mid-terrace unit is of portal frame construction with block work and clad elevations under a double skinned insulated roof with a single loading door. The unit has an eaves height of 5.6m and benefits from WC accommodation and a kitchenette area.

### SPECIFICATION

- To be refurbished
- Portal frame construction
- Double-skinned insulated roof
- Loading door clearance of 3.3m
- 5.6m eaves height
- WC accommodation
- Kitchenette facility
- 8 dedicated car spaces

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas (GIA):

UNIT 2	FT <sup>2</sup>	M <sup>2</sup>
Warehouse & Trade Counter	2,617	243
<b>TOTAL</b>	<b>2,617</b>	<b>243</b>

### LEASE TERMS

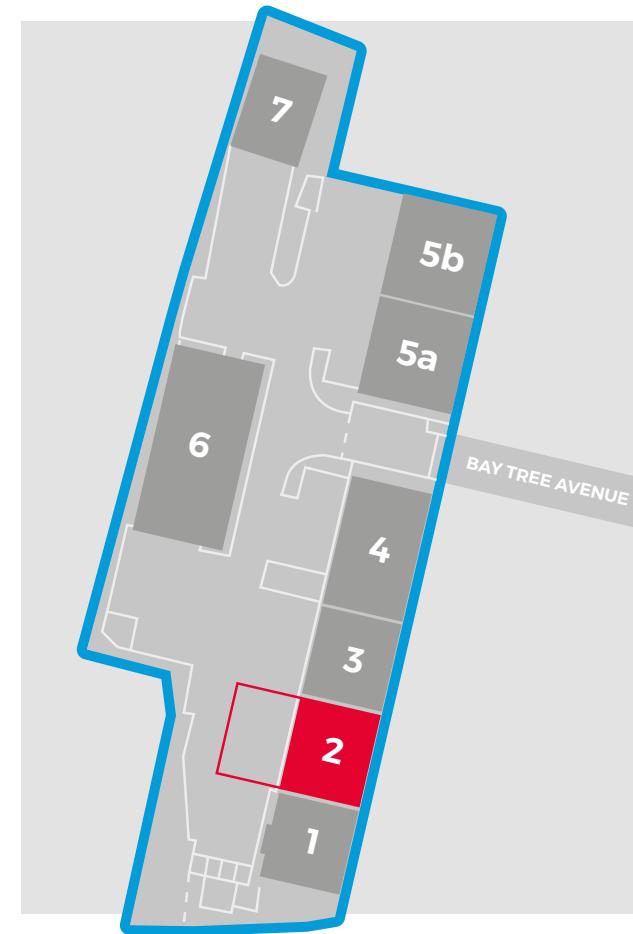
The unit is available on a new full repairing and insuring lease.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.



### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### EPC

Available upon request.

On behalf of the Landlord



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