

CHERTSEY

Ashley Business Centre,
KT16 9GF



INDUSTRIAL / WAREHOUSE TO LET

1,701 TO 5,792 SQ FT

- Class B1, B2 & B8 planning uses
- Self-contained with private parking
- 3 Phase electricity
- First floor offices
- WC facilities
- Eaves height – Front 7.2 m / Rear 7.85 m
- Floor loading – GF - 7.35kN/m², Mezz 2.45kN/m²

NEW INDUSTRIAL WAREHOUSE UNITS TO LET

vailwilliams.com



Summary

Available Size	1,701 to 5,792 sq ft
Rent	Rent on Application
EPC Rating	Upon Enquiry

Description

This self-contained scheme at the end of Hanworth Lane comprises two blocks of two storey industrial/warehouse space under mono-pitched roofs with external colour coated profiled metal cladding. Each unit has separate personnel and loading bay doors as well as private parking. Ground floor industrial space with ancillary first floor office.

Location

Ashley Business Centre is located in the popular Hanworth Lane Business Park, Hanworth Lane, Chertsey. The premises are within walking distance from the town centre and the railway station which offers a service to London Waterloo (link line). Chertsey is approximately 20 miles south west of Central London and is strategically located for access to the M25 (Junction 11). This in turn provides access to the national motorway network as well as Heathrow & Gatwick Airports.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Unit 2	1,141	106	Under offer
1st - Unit 2	560	52.03	Under offer
Ground - Unit 3	1,141	106	Available
1st - Unit 3	560	52.03	Available
Ground - Unit 4	1,507	140	Available
1st - Unit 4	560	52.03	Available
Ground - Unit 5	1,012	94.02	Available
1st - Unit 5	1,012	94.02	Available
Total	7,493	696.12	

Viewings

Strictly by appointment through the sole agent.

Terms

New FRI leases are available on terms to be agreed.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Elliot McNish
01483 446800
07545 803419
emcnish@vailwilliams.com



Natalie Cummins
01483 446823
07584034875
Ncummins@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 09/08/2021



