

REFURBISHED INDUSTRIAL UNIT WITH ENCLOSED GATED YARD
1,510 SQ FT (140.3 SQ M) APPROX

TO LET



**UNIT A, 24 LYON ROAD, HERSHAM, WALTON ON THAMES,
SURREY KT12 3PU**



LOCATION

The property is located at the end of the well-known Hershams Trading Estate, which is approached via Molesey Road. Hershams mainline station is within 400 yards of the building offering an excellent service to London Waterloo (approximately 28 minutes journey time).

Nearby amenities for staff include a Tesco local and café within 200 yards walk and both Lidl and Waitrose supermarkets and a Costa coffee can be found in Hershams village centre which is approximately a 5 minute drive away .

For a map of this location visit www.bing.com/maps and enter KT12 3PU

COMMUNICATIONS (approximate distances)

M25 (J10)	6 KM	(4 miles)
M3 (J1)	10 KM	(6 miles)
A3	5 KM	(3 1/3 miles)
Heathrow Airport	14 KM	(9 1/4 miles)



DESCRIPTION

A newly refurbished industrial unit which comprises an open plan workshop with a roller shutter loading door, two further pedestrian doors and good natural light. A substantial mezzanine floor provides an office, shower room with WC, kitchen and some open storage space. This all sits under a pitched asbestos roof which has been overclad with thermal insulation and steel profile sheeting.

Externally there is an enclosed gated L shaped yard which provides good parking for 4 to 5 cars.

AMENITIES

- ◆ Three phase power (100 amp per phase)
- ◆ New LED lighting
- ◆ Rezenor gas fired blow heater
- ◆ Electric roller shutter door
- ◆ Double glazed windows
- ◆ Steel pedestrian doors
- ◆ Shower room with WC
- ◆ Kitchen
- ◆ Max eaves 20' 1" (6.10m)
- ◆ Min eaves under mezzanine 7' 9" (2.37m)
- ◆ Gated yard providing parking for up to 5 cars



ACCOMMODATION

	Sq Ft	Sq m
Mezzanine office/storage	584	54.3
Ground floor workshop	926	86.0
TOTAL	1,510	140.3
Yard	1,122	104.2

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£24,500 per annum exclusive.

BUSINESS RATES (2024/25)

Rateable Value £6,700
 Rates Payable £3,343.30

VAT

We are advised the building is elected for VAT.

EPC

Rating: C (75)



Mezzanine Storage



Mezzanine Kitchen



Mezzanine Office



Mezzanine Shower Room

VIEWINGS

Strictly by appointment through client's sole agent:

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Particulars updated 07/06/24

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