

INDUSTRIAL/WAREHOUSE UNIT

2,070 SQ FT (192.3 SQ M) APPROX

TO LET



26B LYON ROAD, HERSHAM, WALTON ON THAMES, SURREY KT12 3PU



LOCATION

The building is located on the long established Hershams Trading Estate, which is approached via Molesey Road. Hershams mainline station is within 250 yards of the building offering an excellent service to London Waterloo (approximately 28 minutes journey time). There are a number of well known trade counters on the estate including Howdens, Screwfix, Tool Station and a Safestore self storage facility.

COMMUNICATIONS (approximate distances)

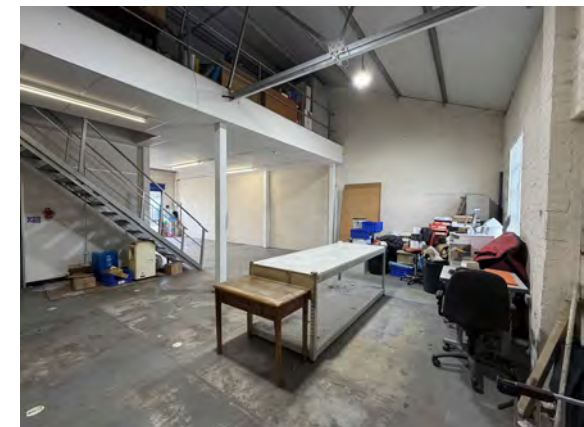
M25 (J10)	6 KM	(4 miles)
M3 (J1)	10 KM	(6 miles)
A3	5 KM	(3 1/3 miles)
Heathrow Airport	14 KM	(9 1/4 miles)

DESCRIPTION

The property comprises a self contained mid terrace industrial unit of brick construction under a pitched insulated steel roof. The unit provides open plan rectangular workshop/storage space approached via a steel concertina loading door or double glazed pedestrian door. A mezzanine floor has been installed to provide additional storage/open studio space. In addition part of the ground floor is currently partitioned to provide an enclosed office/showroom area.

AMENITIES

- ◆ Three phase power
- ◆ Maximum eaves height to apex 22'77" (6.89m)
- ◆ Minimum eaves height beneath mezzanine 10'2" (3.10m)
- ◆ LED lighting
- ◆ Level concrete floor
- ◆ Toilet
- ◆ Electric roller shutter loading door
- ◆ Forecourt parking for 3 cars
- ◆ Security shutter to showroom
- ◆ Burglar & fire alarms



ACCOMMODATION

	Sq Ft	Sq m
Mezzanine/Store	590	54.82
Ground Floor warehouse	1,136	105.54
Ground Floor office/showroom	344	31.96
TOTAL	2,070	192.3

TENURE

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

RENT

£29,950 per annum exclusive

BUSINESS RATES (2025/26)

Rateable Value £9,300

Rates Payable £4,640.70

We recommend you verify these figures with Elmbridge Borough Council in due course.

VAT

The building is elected for VAT

EPC

Rating: C (72)



VIEWINGS

Strictly by appointment through sole agents:

Cattaneo Commercial Ltd
 19-23 High Street
 Kingston upon Thames
 Surrey KT1 1LL
www.cattaneo-commercial.co.uk



ANDY ARMIGER
andy@cattaneo-commercial.co.uk
 020 8481 4741

TIM WILKINSON
tim@cattaneo-commercial.co.uk
 020 8481 4745