

REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

WITH OFFICES AND PARKING

4,500 SQ FT (418.1 SQ M) APPROX

TO LET



25A LYON ROAD, HERSHAM, WALTON ON THAMES, SURREY KT12 3PU



LOCATION

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

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 premises comprise an end of terrace industrial building which has just been comprehensively refurbished to provide two-storey offices to the front and a single storey open plan workshop/warehouse to the rear with steel concertina loading door access from the side of the building. There are three offices, a kitchen and male and female toilets on the ground floor with the first floor providing a large open plan office.

A forecourt to the front of the building provides parking for up to 8 vehicles with further 2 spaces along the side.

AMENITIES

WAREHOUSE/INDUSTRIAL AREA

- ◆ One gas fired flow heater
- ◆ Concertina loading door
- ◆ Max eaves height 6.94m / 22' 9"
- ◆ Min eaves height 3.55m / 11' 8"
- ◆ Three phase power
- ◆ New LED lighting



OFFICES

- ◆ Recessed LED lighting
- ◆ Suspended ceilings
- ◆ Gas fired central heating
- ◆ 3 compartment perimeter trunking
- ◆ Male and female toilets
- ◆ Kitchen
- ◆ Double glazed windows
- ◆ Carpeting
- ◆ Parking for up to 10 car spaces



ACCOMMODATION

	Sq Ft	Sq m
First Floor Offices	880	81.8
Ground Floor Offices, kitchen & WCs	925	85.9
Ground Floor Workshop/Warehouse	2,695	250.4
TOTAL	4,500	418.1



TENURE

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

RENT

£76,500 per annum exclusive

BUSINESS RATES (2025/26)

Rateable Value £29,250

Rates Payable £14,595.75

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

VAT

The building is elected for VAT.

EPC

Rating: D (100)

VIEWINGS

Strictly by appointment through sole agents:

Cattaneo Commercial Ltd

19-23 High Street
Kingston upon Thames
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