

UNIT 6 & 7 BYFLEET TECHNICAL CENTRE

CANADA ROAD | BYFLEET

KT14 7JX



FLEXIBLE TWO-STOREY BUSINESS UNIT

FOR SALE - 10,294 SQ FT (956.34 SQ M)



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KEY BENEFITS



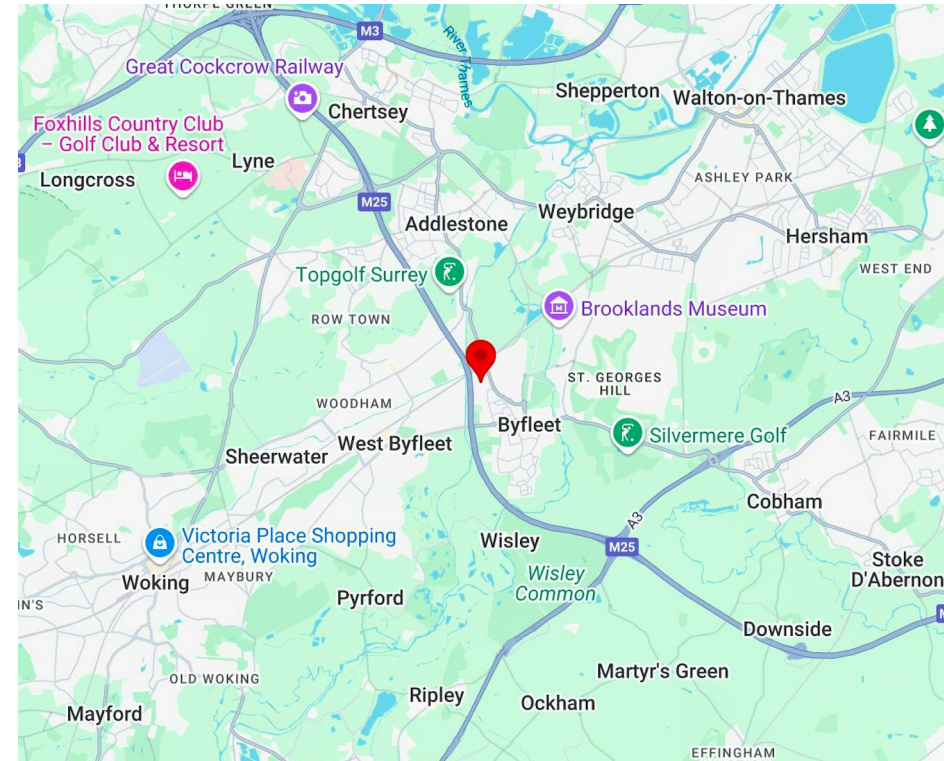
- Originally Constructed as High-Tech (Office / Warehouse) Units
- Currently Fitted as a Gym Premises (inc Gymnasium, Changing Facilities, Cafe, Treatment Rooms)
- Virtual Freehold (999yrs from 2018)
- Close to Mainline Railway Station (Byfleet & New Haw)
- Occupied & Configured as a Single Unit
- Clear Ground Floor Height approx. 3.3m

LOCATION



Byfleet Technical Centre is an established R&D / production / business estate situated on Canada Road, Byfleet. The wider estate comprises a mixture of offices, warehousing and trade occupiers. High-profile neighbouring occupiers include; Bentley, Porsche, Ocado and Bookers.

Byfleet is well-located within the heart of the SW M25 region close to both junction 10 (A3) & 11 (Chertsey) of the M25 motorway. Byfleet and New Haw Railway Station is located within approx. 0.5 miles providing regular direct services to London Waterloo with an average journey time of approx. 45 minutes.



DESCRIPTION



Units 6 & 7 comprise two adjoining 'high-tech' 50/50 business units situated in a leafy commercial environment. Originally, the buildings provided production / R&D / storage space at ground floor with fitted offices at first floor. However, the property has more recently been adapted to provide a state-of-the art gym facility together with ancillary functions such as changing facilities, cafe etc. However, an occupier could adapt again to meet their own occupational requirements.

Externally, there are lined parking spaces for 29 vehicles in addition to loading areas.

SPECIFICATION

- A/C
- Gas
- 3 phase power
- LED lighting
- Showers
- Male/Female WCS/changing
- 29 parking spaces
- Ground Floor clear height approx. 3.3m



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ACCOMMODATION

| FLOOR/UNIT | SQ FT | SQ M |
|--------------|---------------|---------------|
| Ground | 5,147 | 478.17 |
| 1st | 5,147 | 478.17 |
| TOTAL | 10,294 | 956.34 |

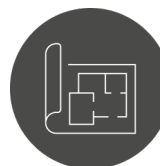
Floor areas are approximate GIA

[VIEW WEBSITE](#)

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SUMMARY

- Price: Offers in the region of £2,500,000 plus VAT (if applicable)
- Available Size: 10,294 sq ft
- Rates Payable: £71,040 per annum based on the current valuation.
- EPC: D (90)



TENURE

The property is available by way of two co-terminus long-leasehold interests for the balance of a 999yr term commencing 2018, at a peppercorn rent.

PLANNING

The property was subject to a successful application in 2018 for change of use from B1 (office/light industry) to flexible B1/D2 (office/light industry and assembly and leisure) with associated external alterations. Prospective buyers should satisfy themselves as to their own intended use.

PRICE

The property is available (virtual freehold) with vacant possession at an asking price of £2,500,000 plus VAT (if applicable).

VIEWINGS & INFORMATION



Mark Leah

T 01483 388800

M 07769 973371

E mark.leah@hurstwarne.co.uk

Clare Charrett



T 01483 723344

M 07932 173295

E clare.charrett@hurstwarne.co.uk



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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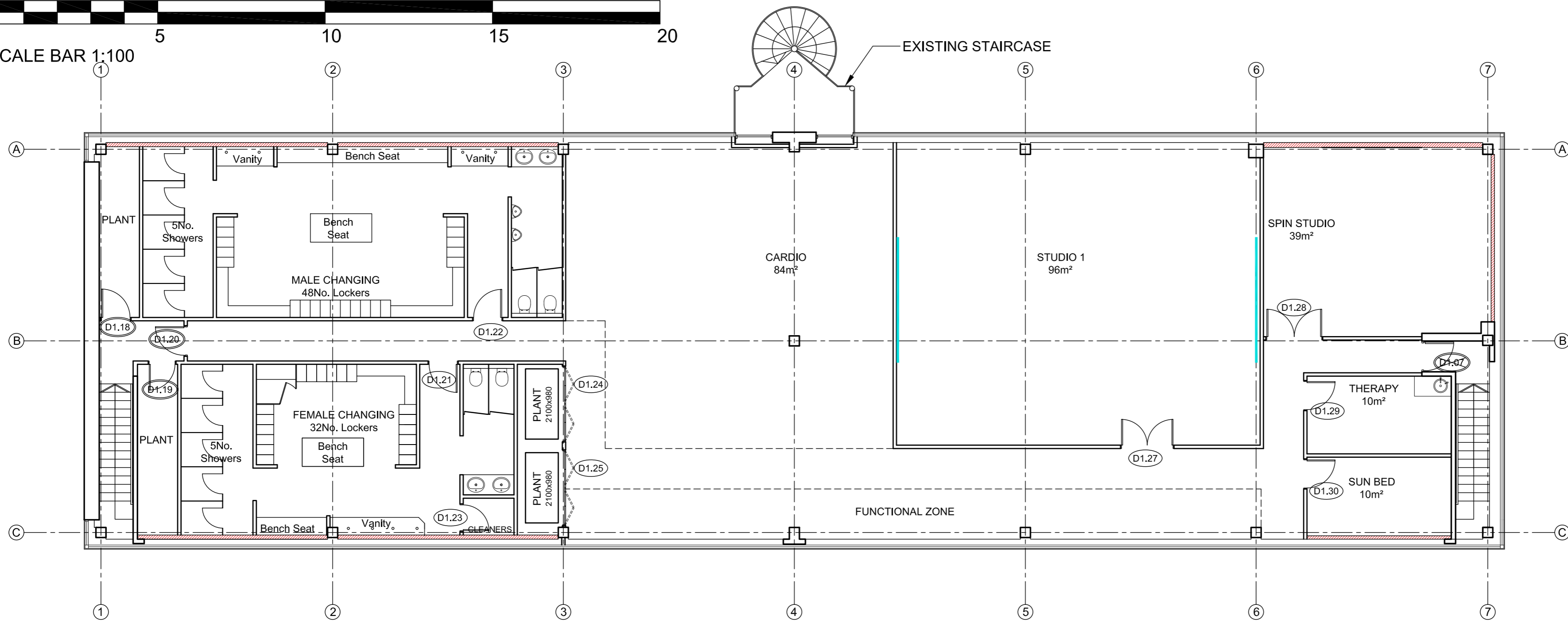
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RICS

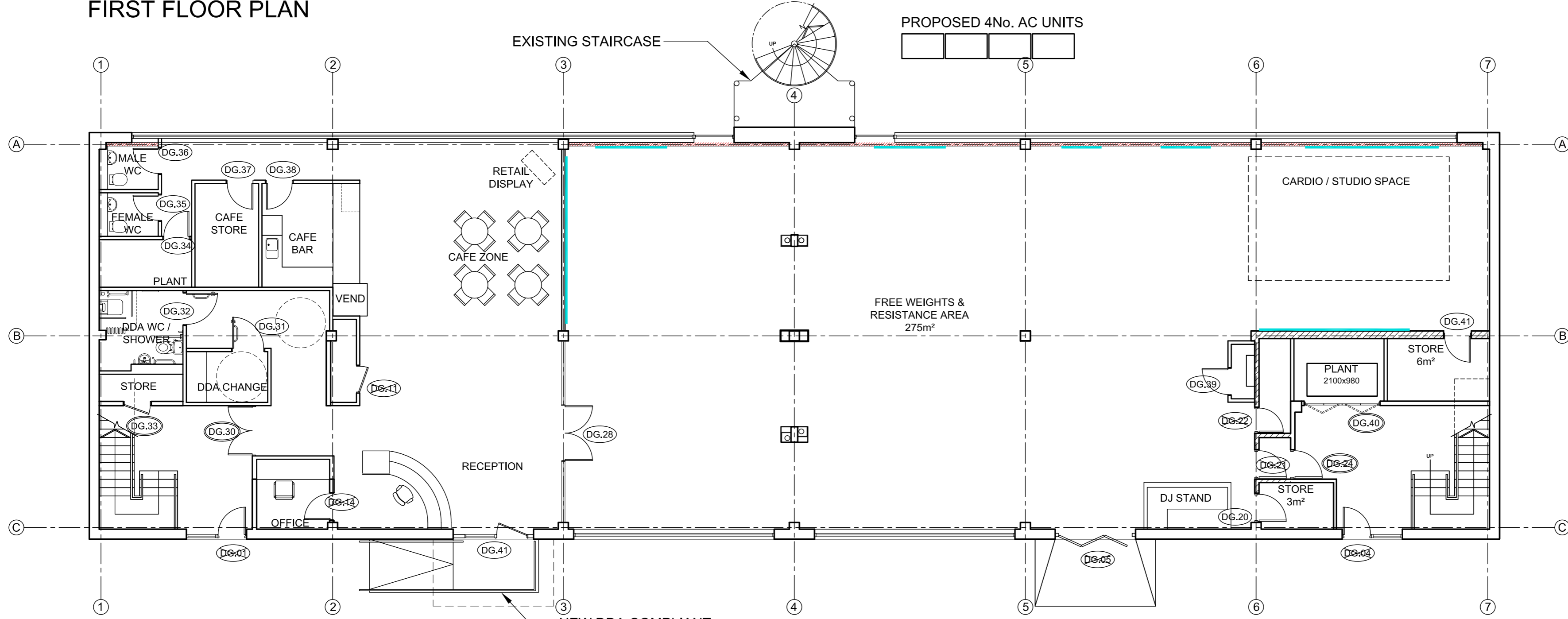


OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25



- LEGEND**
- D1.08 New door and door number
 - D1.08 Existing door and door number
 - D1.08 New fire door and door number
 - D1.08 Existing fire door and door number (30min FR SC)
 - Wall Mirrors

FIRST FLOOR PLAN



GROUND FLOOR PLAN

REVISIONS:

| REV. | DESCRIPTION | DATE | BY |
|------|--|----------|----|
| D | EXISTING STAIRCASE TO REAR NOTE ADDED. AC UNITS TO REAR UPDATED TO SHOW 4No. | 28.06.18 | AL |
| C | DDA ENTRANCE RAMP ADDED. CORE TO UNIT 7 RETAINED. CHANGING AREA LAYOUT REVISED | 21.11.17 | AL |
| B | LAYOUT REVISED FOLLOWING CLIENTS INSTRUCTIONS ON 9th NOVEMBER | 15.11.17 | AL |
| A | PARTITION ENCLOSING CARDIO AREA REMOVED | 06.11.17 | AL |

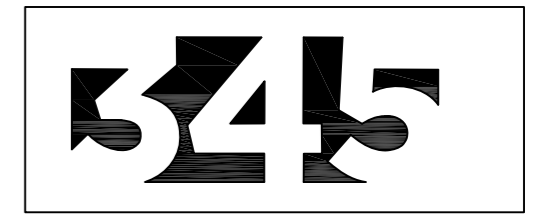
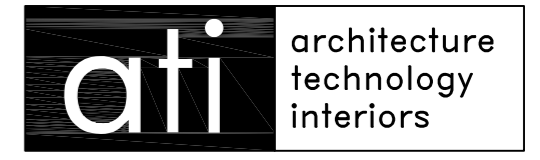
PROJECT NO.
1717

CLIENT
MONTREUX PROPERTY SERVICES LTD

LOCATION
**UNITS 6&7
BYFLEET TECHNICAL CENTRE**

DRAWING
**PROPOSED
GROUND & FIRST
FLOOR FURNITURE PLANS**

STATUS OF DRAWING
AS BUILT



| | | |
|----------------|-------------------|----------|
| SCALE 1:100@A2 | DRAWING NO. | REV. |
| DATE 03.11.17 | 1717/A1.01 | D |
| DRAWN AL | | |
| CHECKED RW | | |