

LEATHERHEAD MODERN LIGHT INDUSTRIAL/WAREHOUSE UNIT

3,535 sq ft (328 sq ft)



**Unit 1, Rydon Business Park, Barnett Wood Lane,
Leatherhead, Surrey KT22 7DL**

FOR SALE

- Half a mile from Junction 9 of the M25.
- Eaves height of 6.5 rising to 8.6 metres.
- Roller shutter door.
- 12 parking spaces.

Regulated by RICS

Location

The unit is located to the north of Leatherhead town centre, which itself lies between Dorking and Epsom, both of which are accessible via the A24. The M25 at Junction 9 is within half a mile of the property providing onward access to the national motorway network, whilst both Gatwick and Heathrow Airports are also easily accessible.

The premises themselves are well located close to Leatherhead town centre just off Barnett Wood Lane.

Description

The premises comprise a modern light industrial/warehouse unit of steel frame construction with block and profile steel cladding.

Externally, there is a yard area and parking for 12 cars. Please note the unit is end of terrace and therefore further parking could be accommodated.

Accommodation

We note the following approximate gross internal floor area:

3,535 sq ft (328.41 sq m)

Amenities

- Eaves height of 6.5 rising to 8.6 metres.
- 12 parking spaces.
- Pedestrian access door.
- Gas fired hot air blower heater.
- Roller shutter door.
- Electrically operated loading door.
- Three phase power.
- Toilet facilities

Terms

The premises are available on a freehold basis, subject to a short term letting. It is likely that vacant possession can be provided.

Price

£475,000 plus VAT, if applicable.

Business Rates

From internet enquiry only, we note that the premises have the following business rate assessment:

2010 Rateable Value:	£37,750
Uniform Business Rate:	£0.414 (expiring 31/03/2010)
Rates Payable:	£15,629 per annum, approximately

Service Charge

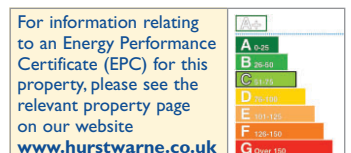
There is likely to be a small estate service charge payable for the maintenance and upkeep of the external communal areas. Further details from the agent.

Viewing & Further Information

Strictly by appointment by the sole selling agent:

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

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