

TO LET - TRADE/WAREHOUSE/INDUSTRIAL UNIT **6,935 SQ FT (644.34 SQ M)**

UNIT 10A WATERSIDE TRADING ESTATE HAMM MOOR LANE

WEYBRIDGE, SURREY KT15 2SN



AberdeenStandard
Investments

Summary

- Newly Refurbished
- 2 loading doors
- Floor loading of 40.0 KN per sq m

Highlights

- 6.1m eaves rising to 7.8m to pitch
- Established trading estate
- Prominent unit at the front of the estate
- Dedicated yard and separate car parking



LOCATION

The premises are situated on an established trade park in the industrial area of Hamm Moor Lane. Hamm Moor Lane is situated off the A317 Weybridge Road, which provides access to the M25 at Junction 11, approximately 1.5 miles to the west providing good access to the major motorway network.

Local amenities are located within half a mile in Weybridge town centre. Weybridge main line station is within 3/4 mile (London Waterloo 29 minutes) and Addlestone station is within half a mile (London Waterloo 54 minutes).

DESCRIPTION

The unit has recently been fully refurbished to a high standard and is located at the front of an established trading estate. The unit is of steel portal frame construction with brick/block and profile metal clad elevations under a pitched roof. The unit benefits from two full height loading doors along with a separate car park and yard area.

AMENITIES

The unit benefits from the following:

- 6.1m eaves height
- Two new loading doors
- Dedicated car park and yard area
- Un restricted 24 hour use
- Fitted offices at ground and first floor level
- 12 marked car parking spaces
- 40KN per M2 floor loading

EPC RATING

The property has an EPC rating of C.

ACCOMMODATION

10A Waterside	Sq ft	Sq m
Warehouse & Ancillary	6,027	560
First Floor Offices	908	84.34
Total <i>Gross internal area</i>	6,935	644.34

BUSINESS RATES

Available on Request.

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

If you are interested and would like more information please get in touch.

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