



Price/premium £2,000,000

Size 15,500 Square feet

Ref #2644

Address

Address: 1 Lyon Road

Postcode: KT12 3PU

Town: Hersham

Area: Surrey

Location

The property is located on the popular Hershams Trading estate. Hershams mainline railway station is just 100 meters away with an approximate journey time of 30 minutes to London Waterloo. Junction 10 of the M25 is approximately 4 miles away. Occupiers on the Hershams Trading Estate include Tesco Express, Screwfix, Howdens, Toolstation and Kokoro.

Description

Offers in excess of £2,000,000 or Guide Rental price £135,000 p.a. (We understand that the property is elected for VAT)

We are pleased to offer this detached two storey warehouse/ office building on a popular trading estate in Hershams.

The property was constructed in the late 1950's/ early 1960's and is of a concrete frame with brick elevations under a pitched over-clad roof.

The ground floor provides warehouse space of approximately 7,800 sq ft and includes store rooms and male and female WC's. There is three phase power as well as an electric panel roller shutter door.

The first floor comprises hallway/ reception with meeting room, a conference room with two offices off, and a shower room. There is a large open plan main office area with six further separate offices, a large staff dining area, kitchen and male and female WC's. The first floor measures approximately 7,500 sq ft and benefits from part comfort cooling units and gas central heating.

Total area of approximately 15,500 sq ft.

The property is accessed through a barrier off the Hershams Road and benefits from forecourt parking for 13 cars and parking for a further 9 vehicles to the side of the property.

EPC Rating D.

Early viewings recommended.

General Information

Tenure:	Freehold
Price/premium:	£2,000,000
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £86,000, payable at the prevailing rate.

Features

- ✓ Close to station
- ✓ Demised parking
- ✓ Excellent trading location
- ✓ 3 phase electricity
- ✓ Comfort cooling
- ✓ Electric roller shutter
- ✓ Gas fired central heating

Property Map



Important notice

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