



**Price/premium** £2,550,000

**Size** 18,860 Square feet

**Ref** #2846

## Address

**Address:** Units A & B, Business Park 7, Brook Way

**Postcode:** KT22 7NA

**Town:** Leatherhead

**Area:** Surrey

## Location

Conveniently located just 0.5 miles away from Junction 9 of the M25. Leatherhead & Oxshott stations are within a short drive.

## Description

Freehold Guide Price £2,550,000.

A pair of interconnecting Light Industrial/Warehouse buildings which can be purchased together or individually.

Offering a combination of workshops, warehousing, offices, stores and showroom, totaling some 18,860 sq ft. There is ample on site parking for lorries and cars and both buildings have shutter doors for loading/unloading. UNIT A comprises 4,280 sq ft of warehouse/workshop space with approximately 15'3" minimum eaves height (25' maximum), plus an additional 2090 sq ft of ancillary warehousing, including a spray room. There are first floor offices to the front of the building of approximately 1,700 sq ft. UNIT B comprises ground floor warehouse/workshop of approximately 5,630 sq ft (ceiling height of 12'5"). The first floor provides approximately 3,400 sq ft of showrooms and offices. Additionally, there is approximately 1,760 sq ft of second floor mezzanine storage.

Unit A Guide Price £1,400,000

Unit B Guide Price £1,150,000

The units fall within EPC Band D (Unit A) and Band C (Unit B).

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£2,550,000
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	We understand the combined R.V. is £87,500 (please rely on your own enquiries of the VOA).

## Features

- ✓ On-site parking
- ✓ Roller shutter door
- ✓ Discretion required
- ✓ Freehold
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).









