



**Rent** £37,500 Per annum

**Size** 2,636 Square feet

**Ref** #3243

## Address

**Address:** Rear of unit 1 Hamm Moor Lane

**Postcode:** KT15 2SD

**Town:** Addlestone

**Area:** Surrey

## Location

Located within the established Hamm Moor Lane industrial and trade park. Within easy access of the M25 (approximately 1.5 miles away). Plenty of local amenities in nearby Weybridge town centre and close to both Addlestone and Weybridge main line Stations providing services to London Waterloo.

## Description

Warehouse unit within the popular Hamm Moor estate measuring approximately 2636 sq ft gross.

The warehouse has a roller shutter door and the minimum height to access is approximately 9.7 ft. There is the added benefit of under cover storage space of approximately 550 sq ft (situated under the entrance to the roller shutter and to the left.)

The warehouse has parking for 2/3 cars. There may be further parking available subject to additional cost and negotiation.

Rent - £37,500 p.a.

New lease available for a term to be agreed.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£37,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	TBC
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ 24/7 access
- ✓ Close to motorway
- ✓ Early viewing recommended

## 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).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





