



Rent £27,750 Per annum + VAT

Size 2,151 Square feet

Ref #3265

#### Address

Address: Unit 3, Glen Court, Canada Road

Postcode: KT14 7JL

Town: Byfleet Area: Surrey

## Location

Popular industrial estate within a short walk of Byfleet and New Haw Station which provides a frequent service to London Waterloo. The A3 is approximately 3 miles from the property and there is a large Tesco and M&S Supermarket at Brooklands, within walking distance.

## Description

The property is currently laid out to provide a warehouse/office area of approximately 1,215 sq ft along with a mezzanine level of 936 sq ft. There is an air conditioning unit to the first floor mezzanine level.

The eaves height is 4.22M.

The premises benefit from the electric roller shutter door with a width and height of 4 meters. Please note that our client would be prepared to remove the stud partition wall behind the roller shutter door.

There is a total of 5 allocated parking spaces.

EPC Band - C

Early viewings are recommended - viewings by appointment only via Franklin Commercial.

#### **General Information**

Tenure: Leasehold

Rent: £27,750 Per annum + VAT

**Legal fees:** Not specified

Rateable value: The VOA website states a rateable value of £14,250 payable at

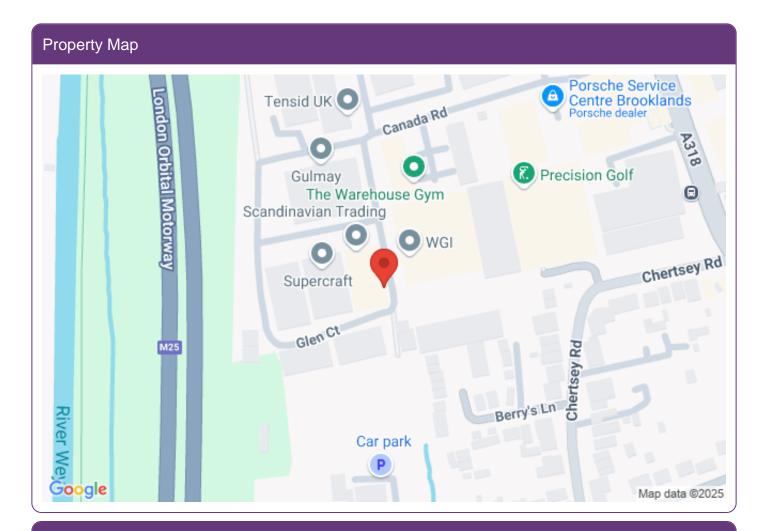
the prevailing rate.

**Lease details:** New lease for a term to be agreed.

### **Features**

√ 24/7 access 
√ 3 phase electricity 
√ Early viewing recommended

✓ Electric roller shutter
✓ On-site parking
✓ Roller shutter door



# Important notice

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#### **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.

