

PROPERTY PARTICULARS

HQ INDUSTRIAL PREMISES FOR SALE

APPROX. 1,678.17 SQ M (18,064.26 SQ FT)



HANWORTH LANE BUSINESS PARK

HANWORTH LANE

CHERTSEY KT16 9LA

Regulated by RICS



LOCATION & DESCRIPTION

The property is located on Hanworth Lane Business Park. Chertsey Town Centre is a short distance away to the north east and offers shopping, banking and restaurant facilities. Chertsey is strategically located for access to the M25 at Junction 11 as well as the national motorway network and Heathrow and Gatwick Airports. There is a link line rail service from Chertsey to London Waterloo.

This industrial unit was a design and build project constructed for Conrico International around 2005 for their Jaguar Land Rover service centre. The property is of steel portal frame design with an eaves height of approx. 7m (22.96 ft). There's a bespoke reception/entrance with double height glass leading to offices on the ground and first floor. The main industrial space benefits from 4 loading bay doors. There are mezzanine first floor offices to the left hand front side of the unit which have been used as a staff training facility. This opportunity is ideal for an owner occupier but could also suit an investor looking to split the space subject to planning, or a combination of both. There are 53 car parking spaces/yard. Photos were taken prior to Conrico vacating.

FLOOR AREA (Measured on Gross Internal Area basis)

GF Main industrial	1,153.36 sq m	12,415.07 sq ft
GF Reception/office	150.46 sq m	1,619.59 sq ft
FF Managers office/mezz	150.46 sq m	1,619.59 sq ft
FF Training office/mezz	223.89 sq m	2,410.01 sq ft
Total GIA	1,678.17 sq m	18,064.26 sq ft

EPC

D79 – a copy of the certificate is available upon request.

PRICE

£2,950,000. VAT is chargeable.

BUSINESS RATES

Contact Runnymede Borough Council on 01932 838383 for current rates payable

LEGAL COSTS

Each party to pay their own legal costs incurred in connection with this transaction.

VIEWINGS - Viewings strictly by appointment only:

Phil Eggerdon, Eggerdon & Holland

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