

SINGLE STOREY INDUSTRIAL UNIT WITH PARKING

2,400 SQ FT (223 sq m) APPROX

FOR SALE



**UNIT 18, RED LION BUSINESS CENTRE, RED LION ROAD, SURBITON,
SURREY KT6 7QD**



LOCATION

Red Lion Business Centre is a well established estate adjacent to the A3, close to its intersection with the A240. the A3 provides direct access to junction 10 of the M25 and to central London. Both Tolworth and Surbiton rail stations provide direct access to London Waterloo.

For a map of this location please visit www.multimap.com and insert KT6 7QD

DESCRIPTION

The property comprises a single storey mid terrace unit of steel frame construction, blockwork walls and steel cladding to the front elevation under a pitched roof incorporating sky lights.

The unit comprises a regular shaped workshop with offices to the front and parking for up to 5 vehicles.

ACCOMMODATION

The building has the following approximate gross internal floor areas:

FLOOR	SQ FT	SQ M
Workshop	2,400	223

AMENITIES

- 3 phase electricity
- Roller shutter door
- Alarm
- Fluorescent lighting
- Kitchenette
- Max eaves height 24'
- Loading area
- Parking for 5 vehicles
- Currently fitted with 2 chiller rooms and 2 walk-in freezers - available by separate negotiation

RATES

Ratable Value £19,500

Rates Payable (17/18) £9,087

We strongly recommend you check these figures with Kingston Borough Council.

EPC

Rating: commissioned

**TENURE**

The building is available on a freehold basis.

PRICE

£435,000, subject to contract.

VAT

We have been advised by our client that the property is elected for VAT.



For further information or to arrange an inspection please contact:

DAVID KEATES

david@cattaneo-commercial.co.uk

Cattaneo Commercial Ltd

19-23 High Street

Kingston upon Thames

SURREY KT1 1LL

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