

## Location

The properties are situated fronting Ferry Lane at Hythe End just off the B376, approximately mid-way between Staines and Wraysbury. The property is well located as the B376 connects directly to Junction 13 of the [M25/A30](#) (½ mile) at Staines thereby making the property very accessible to the national motorway network and in particular Heathrow Airport which is only circa 4 miles to the north.

## Description

The property comprises several workshop/storage units and 2 open storage yards. The available accommodation comprises Unit 20 a workshop/storage premises suitable for a variety of uses. The unit with an eaves height of circa 11' has office accommodation and additional mezzanine storage within. The smaller bay (20a) to one side has now been let. Each bay has its own loading doors. Parking and loading is available with the unit(s). Opposite is Unit 35 which has now been let.

Two yards were available but yard 35 has now been let. Yard 24 remains available. The yards are roughly levelled with a hard surface and have the benefit of secure palisade fencing along the road frontages.

## Accommodation

<b>Unit 20</b>	Ground floor industrial /warehouse inc. offices	4,555sf	
	Mezzanine storage inc. offices	<u>1,515sf</u>	
	<b>Total</b>	<b>6,070sf</b>	<b>Available</b>
Unit 20a	Ground floor industrial /warehouse	1,530sf	<b>Let to Modum Design</b>
Unit 35	Ground floor industrial /warehouse	1,750sf	<b>Let to Goldstar Commercials</b>
<b>Yard 24</b>		<b>9,050sf</b>	<b>Available</b>
Yard 35		10,100sf	<b>Let to Goldstar Commercials</b>

## Terms

The unit and yard are available to let on new leases individually or combined on flexible terms by negotiation. Rent on application.

## Legal Costs

The ingoing tenant is to be responsible for both parties legal costs incurred in the transaction.

## Rateable Value

To be assessed.

## VAT

VAT may be payable at the prevailing rate.

## Viewing

Strictly through sole agents:- Butters Associates  
80, High Street  
EGHAM  
TW20 9HE

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