

PRELIMINARY PARTICULARS

5 NEW INDUSTRIAL/WAREHOUSE UNITS TO LET



**ASHLEY PLACE INDUSTRIAL ESTATE
HANWORTH LANE BUSINESS PARK
HANWORTH LANE
CHERTSEY KT16 9JX**



Regulated by RICS

EH Eggerdon
& Holland
CHARTERED SURVEYORS
07523 958083
www.eggerdon-holland.co.uk

LOCATION

Ashley Place Industrial Estate is located in the popular Hanworth Lane Business Park, Hanworth Lane, Chertsey. The premises are within walking distance from the town centre and the railway station which offers a service to London Waterloo (link line). Chertsey is approximately 20 miles south west of Central London and is strategically located for access to the M25 (Junction 11). This is turn provides access to the national motorway network as well as Heathrow & Gatwick Airports.

DESCRIPTION

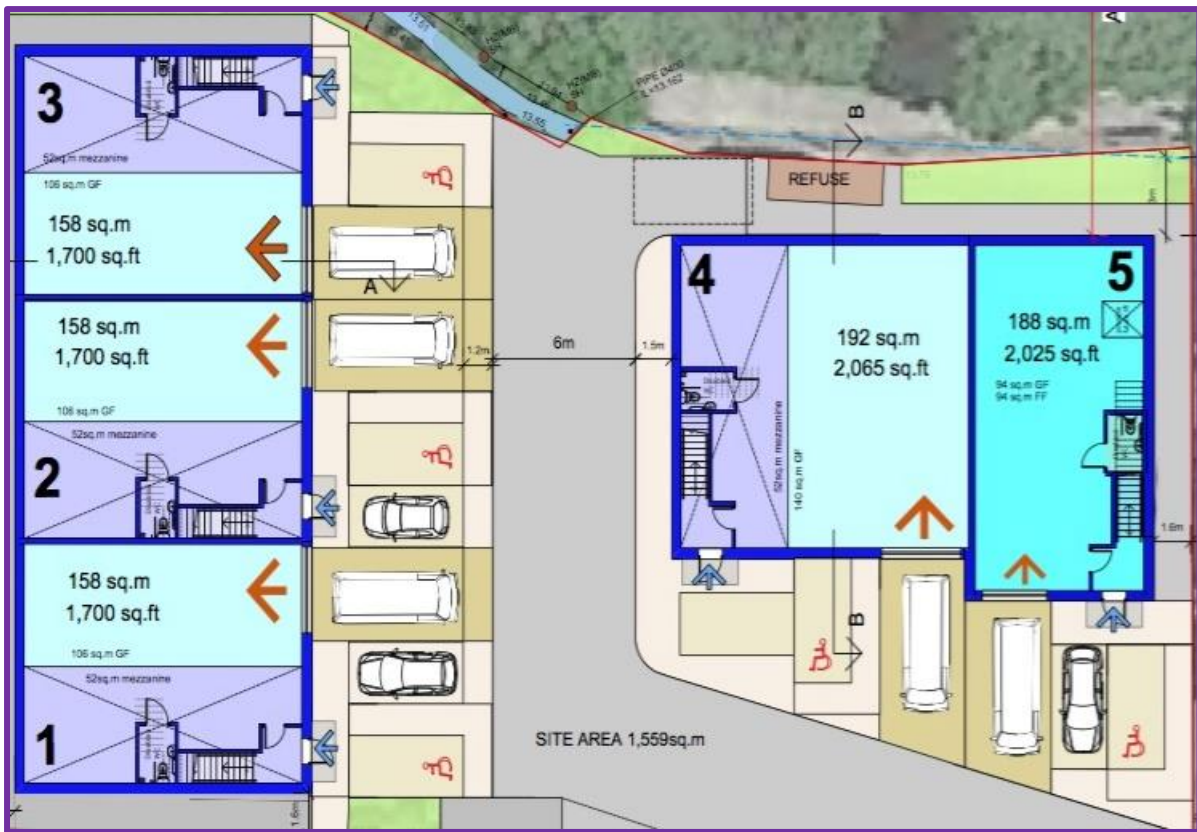
This is the first new industrial development to take place in Chertsey for many years. A self-contained scheme at the end of Hanworth Lane. It comprises two blocks of two storey industrial/warehouse space under mono-pitched roofs with external colour coated profiled metal cladding. Each unit has separate personnel and loading bay doors as well as private parking. Ground floor industrial space with ancillary first floor office.



SPECIFICATION

- ❖ Class B1, B2 & B8 planning uses
- ❖ Self-contained with private parking
- ❖ Loading door & bay
- ❖ 3 Phase electricity
- ❖ W.C. facility
- ❖ Est. eaves height – Front 7.2 m, Rear 7.85 m
- ❖ Floor loading – GF - 7.35kN/m², Mezz 2.45kN/m²





AVAILABILITY (APPROX GIA TO BE MEASURED UPON PRACTICAL COMPLETION)

Unit 1	Ground	106 sq m	1,141 sq ft
	First	52 sq m	560 sq ft
	Total	158 sq m	1,701 sq ft
Unit 2	Ground	106 sq m	1,141 sq ft
	First	52 sq m	560 sq ft
	Total	158 sq m	1,701 sq ft
Unit 3	Ground	106 sq m	1,141 sq ft
	First	52 sq m	560 sq ft
	Total	158 sq m	1,701 sq ft
Unit 4	Ground	140 sq m	1,507 sq ft
	First	52 sq m	560 sq ft
	Total	192 sq m	2,067 sq ft
Unit 5	Ground	94 sq m	1,012 sq ft
	First	94 sq m	1,012 sq ft
	Total	188 sq m	2,024 sq ft
OVERALL TOTAL		854 sq m	9,194 sq ft

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FLOOR PLANS

These are available upon request. Prospective tenant's must rely upon their own inspection to verify information provided within these preliminary particulars.

EPC

To be assessed following practical completion.

TERMS

New full repairing and insuring leases are available for a term to be agreed. The lease will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954 Part 2 (as amended). Practical completion is due early 2019.

RENT

£15 per sq ft per annum exclusive.

SERVICE CHARGE

Details upon application.

BUSINESS RATES

Each tenant to pay business rates directly to the billing authority. The development has not been assessed for business rates yet.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with any transaction.

VIEWINGS

Viewings strictly by appointment only with the Sole Agent, Eggerdon & Holland – please note this is currently a construction site so access may be limited at this stage:

T: 07523 958083

E: phil@eggerdon-holland.co.uk

