

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit D4, Sandown Industrial Park

Mill Lane, Esher, KT10 8BL

Modern industrial/warehouse unit

4,867 sq ft

(452.16 sq m)

- 5.5m minimum eaves height
- Three phase power
- Electric loading door
- Excellent transport links
- Onsite security

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	4,867 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£17,465 per annum
Rateable Value	£35,000
Service Charge	£2.21 per sq ft
EPC Rating	C (59)

Description

Unit D4 comprises a mid terrace warehouse unit within Sandown Industrial Estate, a well managed and secure estate which has been subject to a host of improvements over recent years.

The unit benefits from a small ground floor office and wc facilities.

Allocated parking is designated at the front and rear of the unit. There is also extensive visitor car parking within the estate.

Location

Sandown Industrial Park is strategically located close to Esher town centre within striking distance of London and the wider South East road network. Access to the A3 and the M25 at Junctions 9 and 10 is excellent. Esher mainline railway station is close by and provides a fast and regular direct service to London Waterloo, with an average journey time of 30 minutes.

Terms

The unit will be available direct from the landlord on a new full repairing and insuring lease for a term to be agreed.

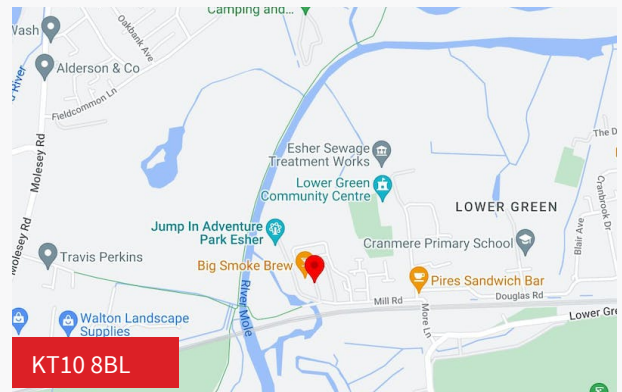
Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Richard Newsam

01483 730060 | 07554455920

rnewsam@curchodandco.com

Joseph Smith

01483 730060 | 07808 896311

jsmith@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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