

Development, Industrial / Warehouse

TO LET / FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY



Carlyle Business Centre

1 Gogmore Lane, Chertsey, KT16 9AP

Industrial/warehouse unit

5,523 sq ft

(513.10 sq m)

- Freehold and leasehold available
- Possible residential development opportunity
- Positioned in the centre of Chertsey
- Industrial with ancillary offices
- Concertina access door (2.5m side x 2.5m high)
- Three phase power

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	5,523 sq ft
Rent	£77,322 per annum
Price	£750,000
Rates Payable	£22,954 per annum
Rateable Value	£46,000
EPC Rating	Upon Enquiry

Description

The property encompasses both industrial/warehouse facilities and ancillary office space. The industrial/warehouse component benefits from eaves height of 3.2 meters, with an apex reaching 6.5 meters, and can be accessed from the gated yard, via a concertina door. The first floor office element is at the front of the property facing Gogmore Lane benefiting from toilet and shower facilities.

Location

The property is located on Gogmore Lane, surrounded by a mix of commercial and residential property, in the centre of Chertsey. The property is conveniently located within a 2-minute walk of Aldi and Sainsbury's supermarkets, and a 10-minute walk of Chertsey train station which offers regular services to London Waterloo and Weybridge. M3 and M25 Junctions are also within close proximity.

Accommodation

The accommodation comprises the following areas:

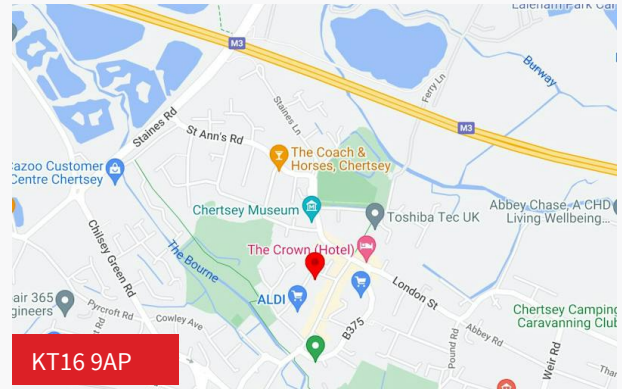
Name	sq ft	sq m
Ground - Industrial	4,111	381.92
1st - Offices	1,412	131.18
Total	5,523	513.10

Terms

The freehold of the property is for sale, the unit is available via a new lease directly with the landlord for a term to be agreed.

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) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 16/01/2024