INDUSTRIAL UNIT WITH ANCILLARY OFFICES

4,875 SQ FT (452.8 SQ M) APPROX

FOR SALE FREEHOLD

17 LYON ROAD, HERSHAM TRADING ESTATE, HERSHAM, WALTON ON THAMES, SURREY KT12 3PU
LOCATION
The property is located in the middle of the well-known Hersham Trading Estate, which is approached via Molesey Road. Hersham mainline station is within 400 yards of the building offering an excellent service to London Waterloo (approximately 28 minutes journey time).

Communications (Approximate distances):
- M25 (J 10) 6 KM (4 miles)
- M3 (J 1) 10 KM (6 miles)
- A3 5 KM (3 1/3 miles)
- Heathrow Airport 14 KM (9 1/4 miles)

For a map of this location please visit www.multimap.com and insert KT12 3PU

DESCRIPTION
The property comprises a semi-detached industrial building of brick construction with two storey offices to the front, under a flat asphalt roof. This then leads into a single storey workshop with a further two storey workshop area to the rear, both under a pitched insulated steel roof.

There are two up and over panel loading doors to the side of the building leading into the ground floor workshop with a further timber sliding loading door at first floor level. Access to the loading doors is via a shared drive.

The front offices incorporate male and female toilets and a kitchen. There is a forecourt to the front of the property providing parking for up to 5 cars.

ACCOMMODATION
The building comprises the following approximate gross internal floor areas:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Front offices</td>
<td>576</td>
<td>53.5</td>
</tr>
<tr>
<td></td>
<td>Main single storey workshop</td>
<td>1,680</td>
<td>156.0</td>
</tr>
<tr>
<td></td>
<td>Rear workshop</td>
<td>914</td>
<td>84.9</td>
</tr>
<tr>
<td>First</td>
<td>Front offices</td>
<td>550</td>
<td>51.2</td>
</tr>
<tr>
<td></td>
<td>Rear workshop</td>
<td>940</td>
<td>87.2</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>4,660</td>
<td>433.0</td>
</tr>
<tr>
<td>Mezzanine</td>
<td></td>
<td>215</td>
<td>20.0</td>
</tr>
</tbody>
</table>

AMENITIES
Office
- Gas fired central heating.
- Double glazed windows.
- Kitchen.
- Male and female WC’s.
- Hard standing for 5 cars.

Workshop
- Three phase power.
- Two up and over panel loading doors to ground floor.
- One high level sliding loading door to the first floor.
- Maximum eaves height to apex 18’ 9” (5.72m).
- Minimum eaves height (rear workshop) 10’ (3.07m).
- Fluorescent lighting.
- Mezzanine storage floors.

TENURE
For sale freehold with full vacant possession.

Please note the building is currently occupied by the outgoing Tenant on a short lease at a rent of £3,800 pcm plus VAT, to expire on 28th February 2018. The lease is contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954, part II, as amended. The Tenant may be interested in a further short term letting if this would be of interest to a prospective purchaser.

PRICE
£725,000

VAT
We are advised that the property is elected for VAT.

RATES PAYABLE
Rateable Value £21,500
Rates Payable (18/19) £10,320

We recommend you check these figures with Elmbridge Borough Council.

EPC
D (94)