

# TO LET

4,130 ft<sup>2</sup> (383.7 m<sup>2</sup>)



TRADE COUNTER  
UNIT



SECURE  
GATED YARD



TO BE  
REFURBISHED

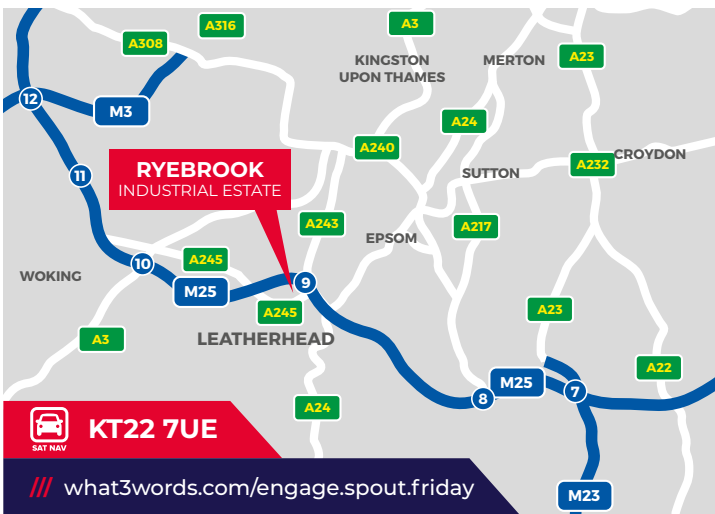


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WAREHOUSE / TRADE COUNTER UNIT TO LET

**UNIT 6 RYEBROOK INDUSTRIAL ESTATE**  
BAY TREE AVENUE, KINGSTON RD, LEATHERHEAD, KT22 7UE





## LOCATION

The unit is located in Leatherhead approximately 20 miles to the south of central London and within 1.5 miles of junction 9 of the M25 providing excellent access onto the motorway network and into central London via the A24. The unit is accessed off Bay Tree Avenue which links directly to Kingston Road A245 and is within walking distance of Leatherhead main line station, with a journey time to central London (Waterloo) of approximately 50 minutes. The surrounding area is predominately commercial and the other occupiers on the estate include trade counter users and a builders' merchant.

## DESCRIPTION

The property comprises a detached purpose built warehouse unit suitable for a variety of uses including trade. The unit benefits from 2 full height loading doors located on the front and rear elevations providing access onto a dedicated loading apron, and a separate rear secure yard area which is fenced and gated and measures 19.5m x 16.4m.

Internally the unit has a trade counter/office area with a separate W/C amenity block and benefits from a height of 5.7m to the underside.

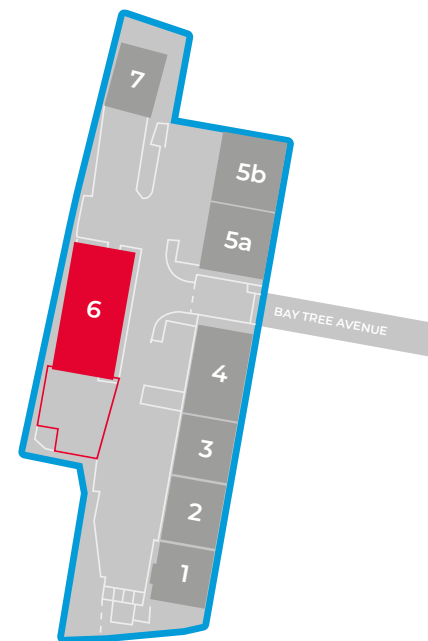
## SPECIFICATION

- Secure gated yard
- To be refurbished
- 5.7m to underside
- Dedicated front loading area
- 2 x full height front and rear loading doors
- 16 car spaces
- Trade counter / office area

## ACCOMMODATION

Available accommodation comprises of the following gross internal area:

| UNIT 6                    | FT <sup>2</sup> | M <sup>2</sup> |
|---------------------------|-----------------|----------------|
| Warehouse & Trade Counter | 4,130           | 383.7          |
| <b>TOTAL</b>              | <b>4,130</b>    | <b>383.7</b>   |



## LEASE TERMS

The unit is available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## EPC

Available upon request.

## SERVICE CHARGE

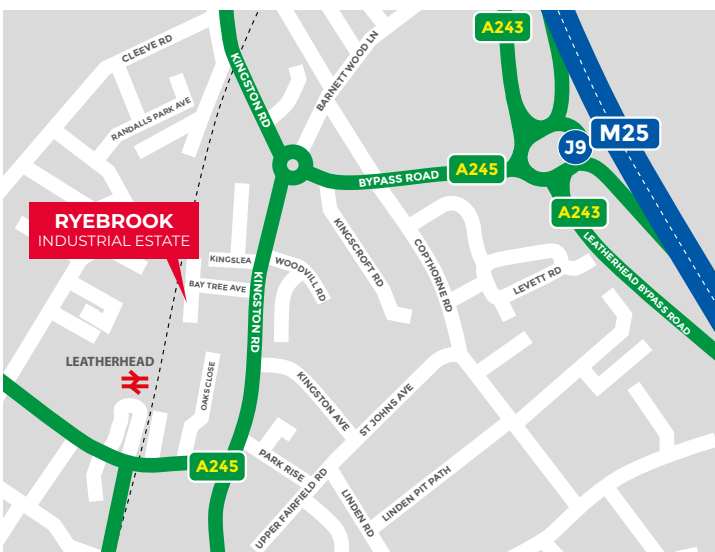
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord



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