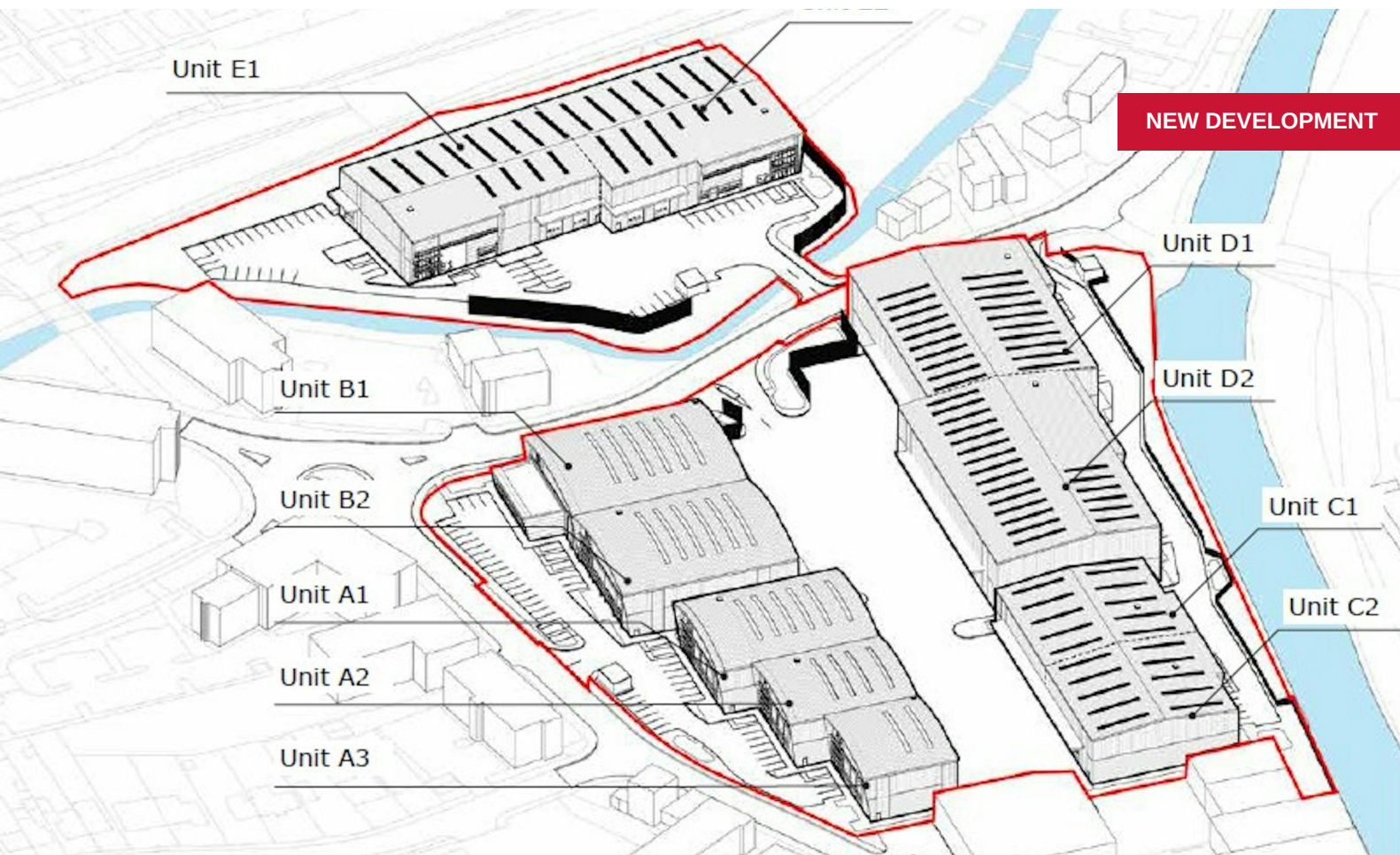


# Development, Land, Industrial / Warehouse TO LET

**HOLLIS  
HOCKLEY**



## Weybridge Business Park, Addlestone Rd, Weybridge, KT15 2UE

Coming Soon

New Grade-A Industrial Units 6,000 sq ft - 54,000 sq ft

### Summary

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| <b>Tenure</b>         | To Let                                          |
| <b>Available Size</b> | 5,490 to 54,035 sq ft / 510.04 to 5,020.02 sq m |
| <b>Service Charge</b> | TBC                                             |
| <b>Business Rates</b> | TBC                                             |
| <b>EPC Rating</b>     | Upon enquiry                                    |

### Key Points

- Excellent Access to J11 M25
- Planning Use Classes E(g)ii, E(g)iii, B2 and B8
- 10 Minute Walk From Addlestone Train Station
- New key point...

# Weybridge Business Park, Addlestone Rd, Weybridge, KT15 2UE

## DESCRIPTION

The proposed development comprises of five buildings divided into eleven individual units.

The units have consent for Planning USe Classes E(g)ii, E(g)iii, B2 and B8 with ancillary office accommodation, vehicular access, associated external yard areas, service vehicle and car parking, servicing, external lighting, hard and soft landscaping, infrastructure, and all associated works.

## LOCATION

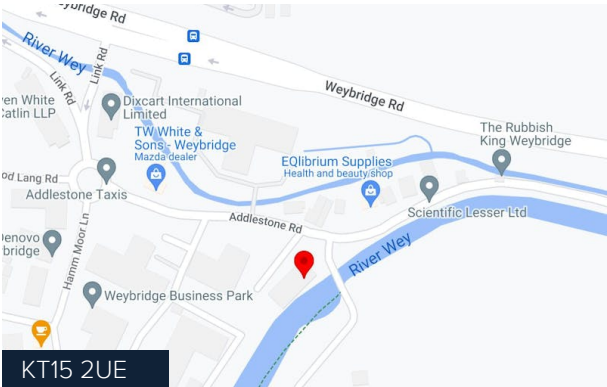
Weybridge Business Park is located to the east of Hamm Moor Lane, and to both the north and south of Addlestone Road, which links to central Addlestone to the west and Weybridge to the east. Junction 11 of the M25 can be accessed within a 4 minute drive, which closely links onto the M3.

Rail access into Central London comes through Weybridge Train Station offering a c. 35 minute link into London Waterloo, through Clapham Junction. Heathrow and Gatwick are accessible within a 30 minute and 1 hour drive respectively.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name      | sq ft   | sq m      | Availability |
|-----------|---------|-----------|--------------|
| Unit - A1 | 13,261  | 1,231.99  | Coming Soon  |
| Unit - A2 | 9,515   | 883.97    | Coming Soon  |
| Unit - A3 | 5,490   | 510.04    | Coming Soon  |
| Unit - B1 | 15,220  | 1,413.98  | Coming Soon  |
| Unit - B2 | 15,306  | 1,421.97  | Coming Soon  |
| Unit - C1 | 12,626  | 1,172.99  | Coming Soon  |
| Unit - C2 | 12,626  | 1,172.99  | Coming Soon  |
| Unit - D1 | 25,220  | 2,343.01  | Coming Soon  |
| Unit - D2 | 28,815  | 2,677     | Coming Soon  |
| Unit - E1 | 20,344  | 1,890.02  | Coming Soon  |
| Unit - E2 | 22,077  | 2,051.02  | Coming Soon  |
| Total     | 180,500 | 16,768.98 |              |



## Viewing & Further Information

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