



Unit 3

Alexandra Business Centre, Alexandra Road, Addlestone, KT15 2PQ

Modern industrial/warehouse unit

3,124 sq ft

(290.23 sq m)

- Secure yard with parking
- Electric loading door
- Three phase power
- Minimum eaves height 3.4m
- LED lighting
- Within walking distance of Addlestone train station

Summary

Available Size	3,124 sq ft
Rent	£39,000 per annum
Rates Payable	£12,225.50 per annum
Rateable Value	£24,500
Service Charge	N/A
EPC Rating	E (115)

Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction, arranged as a ground floor warehouse with an additional mezzanine area providing storage/office accommodation. The unit benefits from an electric loading door, secure yard, LED lighting, three-phase power, and W/C facilities. The internal eaves height is approximately 3.4 metres. The property is suitable for a variety of light industrial, storage, and manufacturing. Motor trade use will not be permitted.

Location

Alexander Business Centre is situated in Addlestone, Surrey, close to the town centre and within easy reach of the M25 (Junction 11), providing excellent road links to the wider motorway network and Heathrow Airport. Addlestone railway station is within walking distance, offering regular services to London Waterloo. The property also benefits from proximity to a range of local amenities including cafés, shops, and other facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,595	241.08
Ground - Office	243	22.58
1st - Mezzanine	286	26.57
Total	3,124	290.23

Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

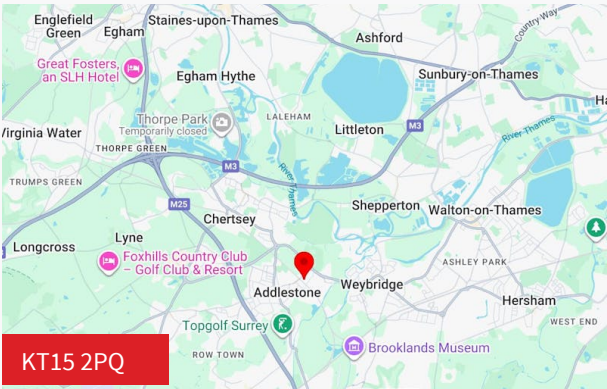
Anti Money Laundering

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.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Richard Newsam
01483 730060 | 07554 455920
rnewsam@curchodandco.com

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

More properties @ curchodandco.com

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