



INDUSTRIAL UNIT TO LET

Unit 22 Bookham Industrial Estate,  
Church Road, KT23 3EU

## TO LET

Approx 2,542 sqft (236.19 sqm)

### DESCRIPTION

Well-presented end of terrace warehouse unit of steel portal frame construction with steel profile cladding and brickwork on the exterior elevations. The property benefits from a loading area and parking, 3-phase electricity, a large roller shutter and a small ground floor office with kitchenette and a W.C.

GIA	2,542sqft	236.19 sqm
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### RENT

£27,000 per annum exclusive plus VAT.

### LEASE

New Lease available from 1<sup>st</sup> October 2020. Terms to be agreed.

### LOCATION

The property is situated on the Bookham Industrial Estate, which is accessed via Church Road and is located to the north of Great Bookham village. The M25 can be accessed at Junction 9 at Leatherhead. Bookham railway station, which is a short walk from the property, provides a regular service to London Waterloo.

### RATES

Rateable value: £21,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21)

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
Apex House, 10 West Street, Epsom, KT18 7RG  
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### DATE

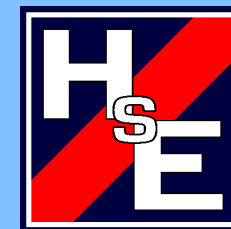
July 2020

### FOLIO NUMBER

30004(CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice To The Right.



## HUGGINS STUART EDWARDS

### COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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