

Industrial / Warehouse

TO LET



CURCHOD&CO



Unit 7 Trade City

Lyon Way, Frimley, GU16 7AL

Light industrial/warehouse unit

2,790 sq ft

(259.20 sq m)

- 6 parking spaces
- Electrically operated loading door
- Fully fitted office accommodation
- Suspended ceiling
- LG7 lighting
- Perimeter trunking
- Gas central heating

Summary

Available Size	2,790 sq ft
Rent	£14.50 per sq ft
Rates Payable	£13,223 per annum
Rateable Value	£26,500
EPC Rating	B (26)

Location

Trade City is situated off Frimley Road a short distance from the key intersection between the A331 Blackwater Valley Relief Road and the M3 motorway.

Frimley railway station is located 1 mile away, and Farnborough mainline railway station is 1.8 miles, the latter offers regular trains direct to London Waterloo with a journey time of approximately 35 minutes.

The unit is a short walk to Frimley town centre where amenities include a Waitrose supermarket, pubs, restaurants and a gym.

Description

The property comprises a modern end of terrace industrial/warehouse property, with clear portal frame construction and externally clad. Offices are provided to the first floor. Access to the industrial/warehouse area is through an electrically operated up and over loading door, with access from a yard with shared car parking, to the front of the property.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Industrial	2,265	210.43
1st - Offices	525	48.77
Total	2,790	259.20

Terms

The unit is available on the basis of a new full repairing and insuring lease for a term to be agreed. We are instructed to seek a rental of £14.50 per sq.ft. per annum exclusive.

Legal Costs

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



Viewing & Further Information

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