

**Wey Retail Park
Byfleet (Brooklands)
KT14 7NY**



RETAIL WAREHOUSE UNIT AVAILABLE OPEN AT NON-FOOD PLANNING CONSENT

Location

Wey Retail Park is situated on the A245 to the East of West Byfleet town centre. The A245 links with the A3 and subsequently M25 and is also a major arterial road into Woking.

Retailers include Pets at Home, Halfords, Home Bargains and Harveys. Brooklands is also located nearby which hosts Marks & Spencer, Tesco Extra, Mothercare, Argos and Currys.

Accommodation

The premises comprise a purpose built retail warehouse designed over ground floor level with mezzanine. The premises are serviced from the rear. The unit comprises the following areas:

Ground Floor GIA:	931 sq m	(10,016 sq ft)
Mezzanine: (tenants improvement)	590 sq m	(6,352 sq ft)

Tenure

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 20 years commencing 24th September 2004, subject to a rent review in September 2019. The passing rental is £280,448 per annum exclusive.

Rates

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £242,000 UBR (2018/2019): 47.9p Rates Payable: £115,918

Viewing

For further information or to arrange an inspection contact:

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For further details

020 7569 9900

EPC available on request
Subject to Contract and Exclusive of VAT
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

WEY RETAIL PARK, WEST BYFLEET, KT14 7NY

