

**UNIT 2**  
**WEY RETAIL PARK**  
**WEST BYFLEET**  
**KT14 7NY**

**RETAIL WAREHOUSE UNIT AVAILABLE**  
**OPEN A1 NON-FOOD 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.

The subject premises are located adjacent to Pets at Home, Halfords and Home Bargains. 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:	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 24<sup>th</sup> September 2004, subject to a rent review in September 2019. The passing rental is £280,448 (£28.00 psf) 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: £260,000      UBR (2016/2017): 49.7p      Rates Payable: £129,220

## VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office.

October 2016

**EPC Available upon request**

Subject to Contract & 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.

FOLLOW  
US ON



@SMARTUKRETAIL

For further details:

**020 7569 9900**

[www.SMART-4.co.uk](http://www.SMART-4.co.uk)

UNIT 2, WEY RETAIL PARK, WEST BYFLEET, KT14 7NY

