

# Unit C Station Approach

Norbiton, KT2 7AZ

**LEWIS  
&CO**

## INDUSTRIAL UNIT TO LET



### DESCRIPTION

The property comprises a large ground floor warehouse and mezzanine.

The unit benefits from a large yard and also a self-contained rear yard. The unit has two loading doors, 5.6m eaves, offices and 22 on-site car parking spaces.

### ACCOMMODATION

Ground Floor	10,360 sq ft
Mezzanine	<u>1,802 sq ft</u>
<b>Total</b>	<b>12,162 sq ft</b>

### LOCATION

Situated in Norbiton, the unit benefits from excellent transport links as it is located adjacent to Norbiton train station. Train time to Waterloo is 28 minutes.

The A3 is situated 3 miles to the east and provides direct access to the M25.

# Unit C Station Approach

Norbiton, KT2 7AZ

**LEWIS  
&CO**



## LEASE

A new 6-year lease term from September 2019.

## TIMING

Immediate upon completion of legal formalities.

## RENT

£150,000 per annum.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## EPC

On application.

## VIEWING

Viewing strictly by prior appointment:

### Lewis & Co

Alex Lewis MRICS

[alex@lewisco.co.uk](mailto:alex@lewisco.co.uk)

020 3940 5575

07815 788 825

### Cogent Real Estate

Gerry Connelly

[gc@cogentre.co.uk](mailto:gc@cogentre.co.uk)

07557 114583

Louis Frankel

[louis@lewisco.co.uk](mailto:louis@lewisco.co.uk)

020 3940 5561

07563 393940

MISREPRESENTATIONS ACT: Lewis&Co for themselves and for the vendors/lessors of the property whose agents they are, give notice that: 1. These particulars are set out as a general outline for the guidance of the intended purchasers or lessees, and do not constitute part of, an offer or contract; 2. All descriptions, dimensions, reference to, tenure, tenancies, condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the employment of Lewis&Co has any authority to make or give any representations or warranty in relation to this property.