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# EXECUTIVE SUMMARY

## ▶ FREEHOLD INDUSTRIAL WORKSHOP / STORAGE UNIT FOR SALE

- ▶ An opportunity to acquire the freehold of a single storey workshop / storage unit near Leatherhead, Surrey.
- ▶ The property is located on Fairs Road, off Kingston Road which connects Leatherhead and the M25 Junction 9.
- ▶ The property comprises a total of 697 sq.ft (64.75 m.sq).
- ▶ **Offers in the region of £190,000 for the freehold interest.**

## LOCATION

Leatherhead is a desirable home counties town in the heart of Surrey approximately 20 miles from Central London.

The property is located on Fairs Road off Kingston Road B2430 which connects to the A245 into Leatherhead and the M25 Junction 9.

The property benefits from excellent transport links with frequent bus services passing along Kingston Road and Leatherhead Station approximately 1 mile away.

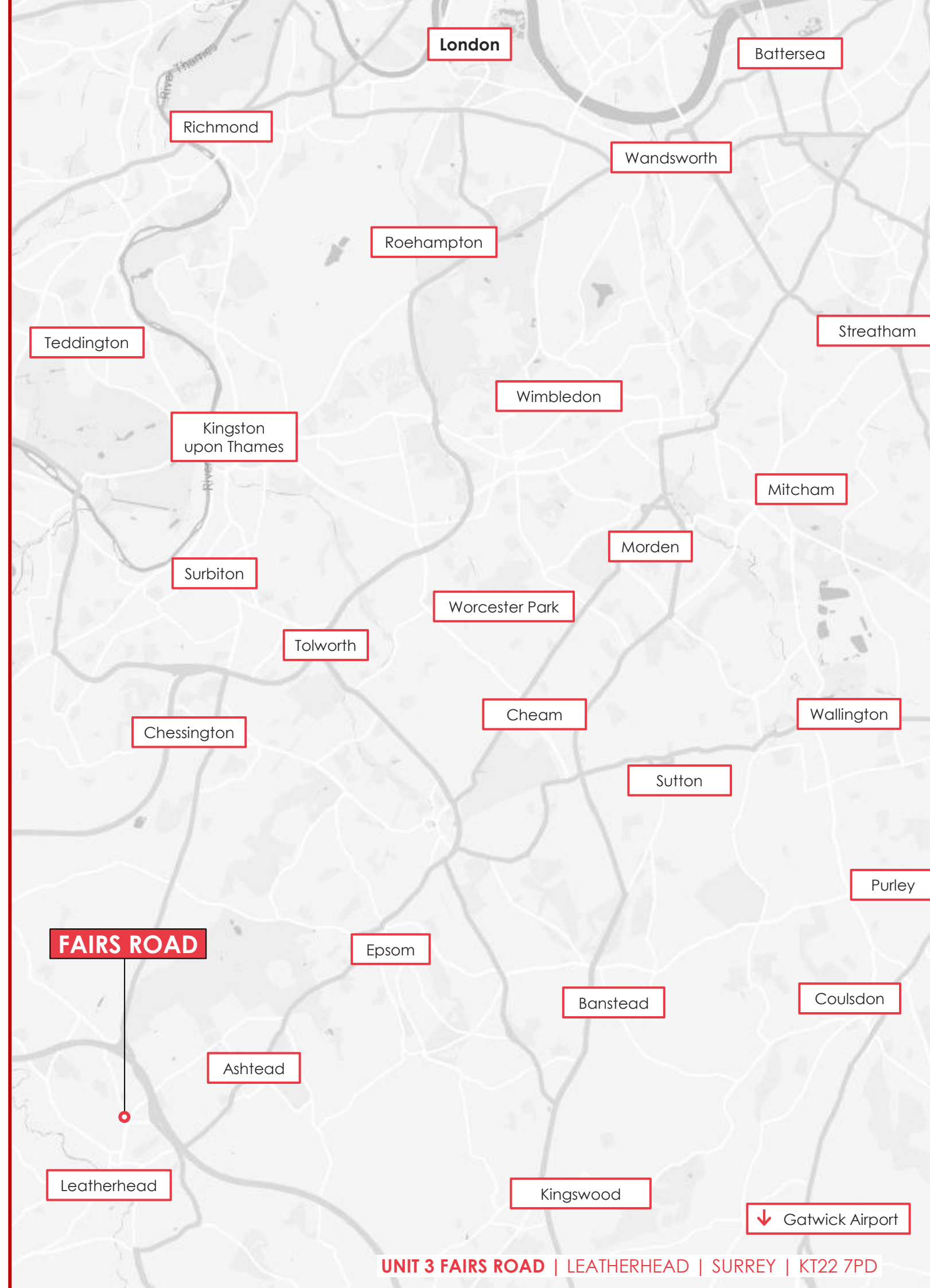
Occupiers in the vicinity include: Tesco Superstore, B&Q and other local amenities along the Kingston Road.

## DESCRIPTION

The property comprises a single storey industrial unit previously utilised for vehicle repairs and storage. This property features a steel frame structure, concrete flooring, and brick cladding.

### Specifications:

- Electric Roller Shutter
- Partitioned Office
- Strip Lighting
- WC Facilities
- Designated parking space
- Excellent transport links with M25



# ACCOMMODATION

DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Workshop / Storage	64.75 sq.m	697 ft <sup>2</sup>

## TENURE

Freehold

## PRICE

Offers in the region of £190,000 for the freehold interest.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

To be confirmed by Landlord.

## ENERGY PERFORMANCE RATING

EPC is available on request.

## FURTHER INFORMATION

For further information and to make arrangements to view the property please contact:

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