

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

371.61 sq. m (4,000 sq. ft) approx.

UNIT 25, RED LION BUSINESS CENTRE, SURBITON, KT6 7QD



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204 Teddington
020 8547 0850 Kingston

- **Secure Yard with Electric Security Gate**
- **11 Car Parking spaces**
- **Minimum Eaves Height 6.4 m approx.**
- **Floor loading 25 kn/sq m (500 lbs/sq ft)**
- **3 Phase Power**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

UNIT 25, RED LION BUSINESS CENTRE, RED LION ROAD, SURBITON, KT6 7QD

LOCATION

Adjacent to the A3 at Tolworth, providing first class road communications to Central London and the Motorway network. Junction 10 of the M25 is within 4 miles.

The development forms part of the Red Lion Business Centre which totals some 150,000 sq ft of space.

DESCRIPTION

A detached steel portal framed business unit providing ground floor industrial/warehouse accommodation plus first floor offices.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	3,300	306.58
First Floor—Office/Storage	700	65.03
Total	4,000	371.61

TENURE

Available to let on a new lease for a term to be agreed.

RENT

£96,000 per annum + VAT (£22.50 psf)

BUSINESS RATES

2023 Rateable Value: £55,000 payable at 49.9p in the £ (UBR 2024/25). The rates payable for the year ending 31st March 2025 should be £30,030. We recommend that you make your own enquiries of the Valuation Office.

ENERGY PERFORMANCE RATING

Energy Rating: C69

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents:

Crispin d'Albertanson

T: 020 8547 0850

M: 07710 066 629

E: crispin@snellers.com



Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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