

TWO-STOREY BUSINESS UNIT

Currently fitted as a gym

10,294 SQ FT (956.34 SQ M) APPROX

FOR SALE



6 & 7 CANADA ROAD, BYFLEET, KT14 7JX



LOCATION

Byfleet Technical Centre is an established R&D / production / business estate situated on Canada Road, Byfleet. The wider estate comprises a mixture of offices, warehousing and trade occupiers. High profile neighbouring occupiers include; Bentley, Porsche, Ocado and Bookers. Tesco's & M&S superstores are just under a mile away on the Brooklands Business Park.

Byfleet is well located within the heart of the SW M25 region close to both junction 10 (A3) & 11 (Chertsey) of the M25 motorway. Byfleet and New Haw Railway Station is located within approx 500 metres providing regular direct services to Woking, Guildford and London Waterloo with an average journey time of approx. 45 minutes to London.

COMMUNICATIONS (approx distances/times)

Road		Rail	
Byfleet & New Haw Station	200 metres	London Waterloo	43 mins
M25 (Junction 11)	2.5 miles	Woking	8 mins
M3 (Junction 2)	4 miles	Basingstoke	51 mins

Air	
Heathrow Airport	12 miles
Gatwick Airport	29 miles

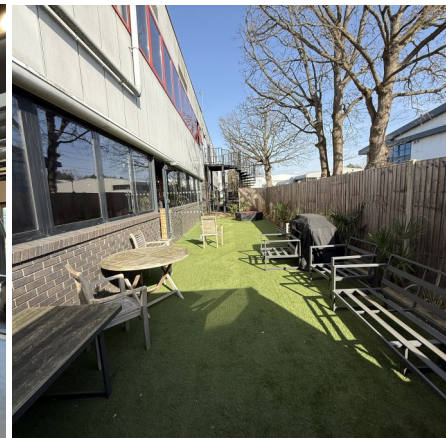
DESCRIPTION

Units 6 & 7 comprise two adjoining 'high-tech' 50/50 business units situated on an established commercial estate. Originally, the buildings provided production/ R&D/storage space at ground floor with fitted office at first floor. However, the property has more recently been adapted to provide a single building currently fitted as a state-of-the-art gym facility together with ancillary functions such as changing rooms with showers and lockers with a commercial kitchen, café and small external garden area (with astro turf) to the rear of the property. However, a purchaser could easily alter the unit to fit their specific needs.

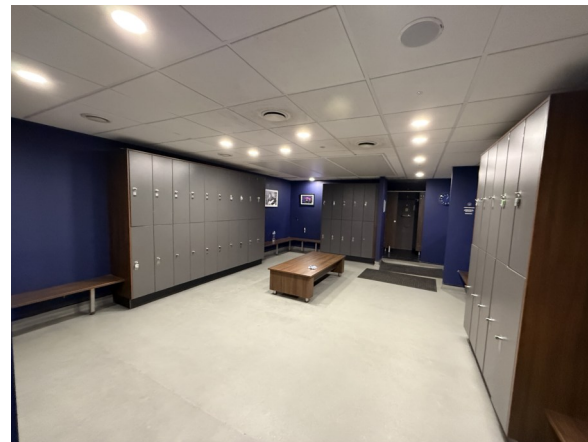
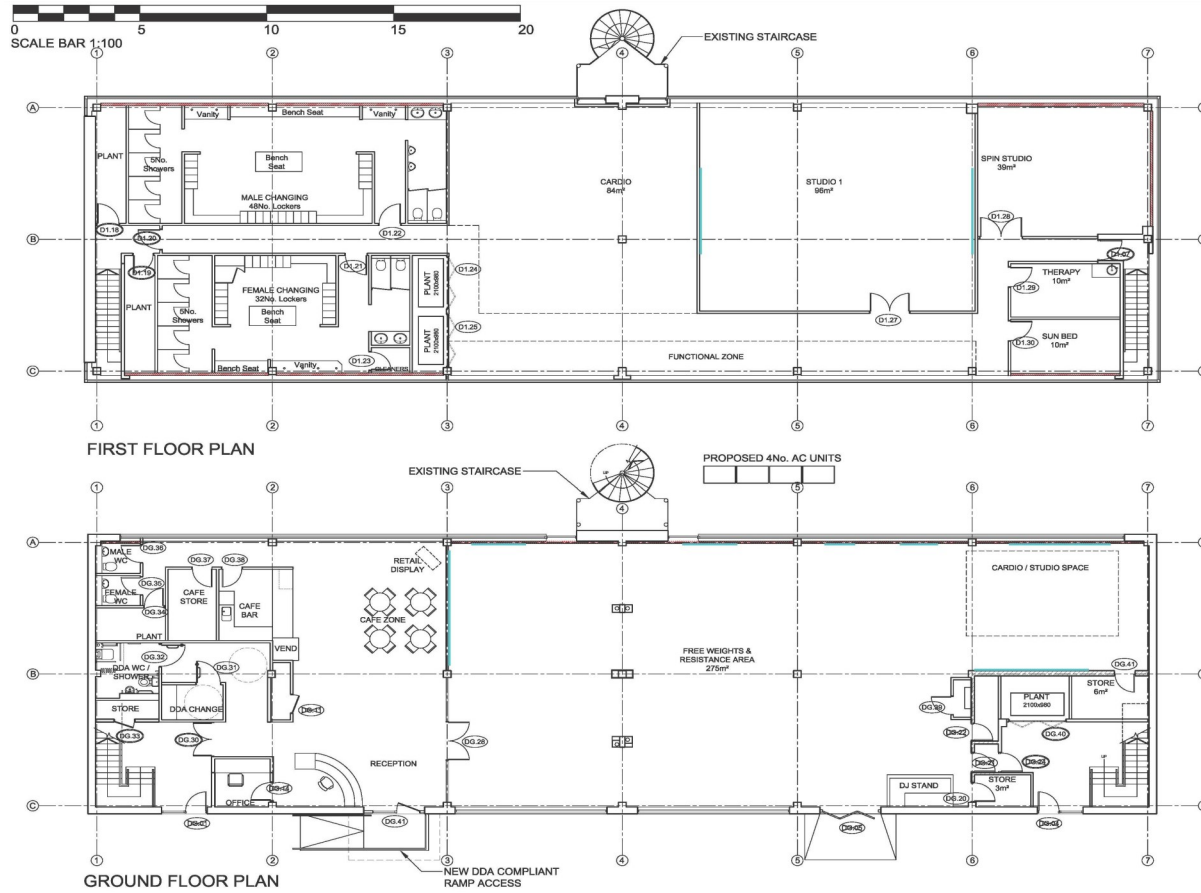
Externally there are dedicated parking spaces for 29 vehicles in addition to loading areas.

AMENITIES

- ◆ VRU cooling/heating cassette
- ◆ Gas
- ◆ 3 phase power
- ◆ LED lighting
- ◆ Showers
- ◆ Male/Female WCS/changing
- ◆ 29 parking spaces
- ◆ Ground Floor eaves height approx 3.3m



FLOOR PLANS



ACCOMMODATION

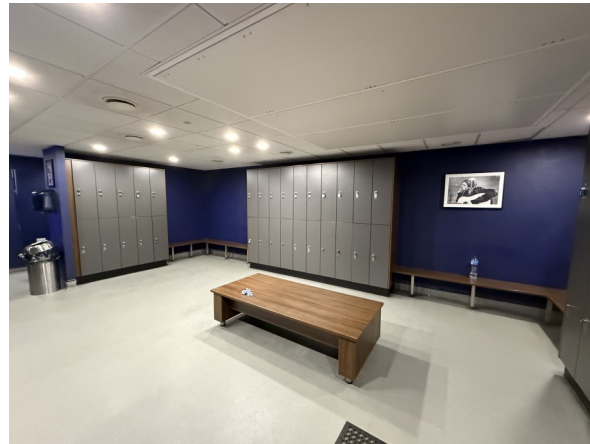
Floor/Unit	Sq Ft	Sq m
Ground	5,147	478.17
1st Floor	5,147	478.17
TOTAL	10,294	956.34

BUSINESS RATES (2026/27)

Rateable Value £165,000
 Rates Payable £ 79,200

EPC

Rating: D (90)



PLANNING

The property was subject to a successful application in 2018 for change of use from B1 (office/light industrial) to flexible B1/D2 (office/light industrial and assembly and leisure) with associated external alterations. Prospective buyers should satisfy themselves as to their own intended use.

TENURE

The property is held on two co-terminus long leasehold interests for the balance of a 999 year term expiring on 9th January 3017, at a peppercorn ground rents and will be offered with full vacant possession.

PRICE

The property is available (for sale) with vacant possession at an asking price of **£2,250,000** plus VAT (if applicable).

VAT

To be confirmed

VIEWINGS

Strictly by appointment through sole agents:

Cattaneo Commercial Ltd
 19-23 High Street
 Kingston upon Thames
 Surrey KT1 1LL
www.cattaneo-commercial.co.uk



ANDY ARMIGER
andy@cattaneo-commercial.co.uk
 020 8481 4741

TIM WILKINSON
tim@cattaneo-commercial.co.uk
 020 8481 4745

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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