

# SECURE OPEN STORAGE LAND TO LET



**7,374sq.ft. (685.04sq.m)approx. G.E.A.**

Herrett's Yard  
27 Windsor Road  
**Wraysbury**  
TW19 5DE

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Staines Office 01784 473567



## Location

Herrett's Yard can be found beside the convenience food shop in Windsor Road, Wraysbury adjacent to The George Public House and local shops. The yard has reasonable access for, realistically, nothing larger than 7½ ton.

## Description

The yard is accessed via double steel gates. The perimeter is secured by new high palisade security fencing.

There is both single phase electric supply and water supply on site. Currently there is no wastewater connection to the site.

Please note the letting DOES NOT include the property seen in the photos, this is the convenience food premises mentioned within the location and is not available.

The site is not suitable for car washes due to surrounding residential houses that would complain due to water ingress to their gardens etc. The site is well suited to a builders yard, scaffold yard, car sales forecourt etc.

## Terms

Rent: £40,000 per annum exclusive.

A new lease is to be agreed by negotiation.

## Legal Costs/VAT

Each party to bear their own legal costs. VAT is not chargeable on this transaction.

## Business Rates

To be confirmed

## Viewing

Viewings are strictly by appointment via sole agents Kempton Carr Croft

## EPC

Open storage land



## Viewing and further information

**Luke Bennett**

[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)

01628 771221

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

