

**WHITE DRUCE
& BROWN**

PROPERTY CONSULTANTS

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www.whitedrucebrown.com

SUBSTANTIAL INDUSTRIAL UNIT

17,900 SQ FT (1,663 SQ M)

UNITS 2&3 55 CENTRAL AVENUE, WEST MOLESEY, SURREY, KT8 0QZ

AVAILABLE SUBJECT TO VACANT POSSESSION



New lease available direct from the landlord on terms to be agreed.

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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Location: The premises are situated on West Molesey Industrial Estate, an established industrial/trade counter area within the M25, 14 miles south-west of Central London. Junction 1 of the M3 (Sunbury Cross) is located approximately 5.5 miles to the northwest and there is also easy access to the A3 to the south via the A309 in 4.5 miles. Both Hersham and Hampton Court railway stations are located approximately 1 mile from the property, providing direct services into London Waterloo in approximately 35 minutes. The property is well located on the west side of Central Avenue, the main arterial road through the industrial estate.

Description: The property comprises two adjoining predominately single storey factory units of rendered brick construction under a pitched profile metal insulated roof incorporating roof lights. The eaves height is 3.45 metres and the apex height is 8.4 metres. At the front of the premises to the left side there is a 3.95 m high roller shutter door and to the right provides the main reception area with ancillary offices. The toilets are located just behind the reception/office area. There is a small mezzanine providing a canteen and storage area.

A forecourt to the front of the building provides off street parking for 8 cars and there is further parking for approximately 13 cars at the side yard just to the left of the adjoining Car Sales premises (Unit 1).

Accommodation	Ground Floor Factory/Offices	14,546 sq ft
	Front Ground Floor Reception/Offices	2,350 sq ft
	Mezzanine Canteen/Stores	1,011 sq ft
	Total	17,900 sq ft

Terms: The accommodation is available on a new 5/10 year lease.

Rent: £185,000 per annum

Business Rates: Rateable Value £101,000
UBR (2024/2025) 0.546
Rates Payable £55,146
Interested parties are advised to verify these figures with the Local Authority.

EPC Rating: Energy Rating D

VAT: The building is elected for VAT.

Legal Costs: Each party is to be responsible for their own professional & legal costs incurred in the transaction.

Timing: The current tenants lease expires on 23 June 2024 and vacant possession is expected thereafter.

Contact: James Baker of White Druce & Brown
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Factory/Production Premises



Side Yard Additional Parking