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## 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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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

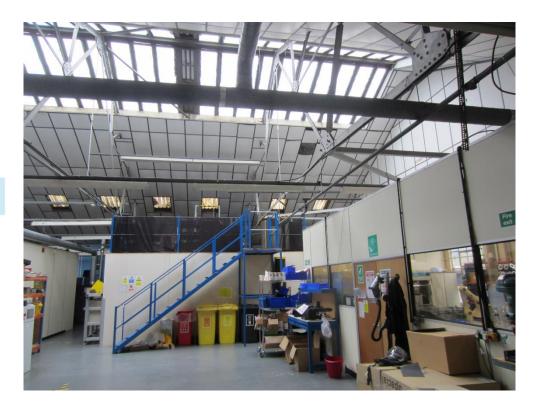
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Contact: James Baker of White Druce & Brown

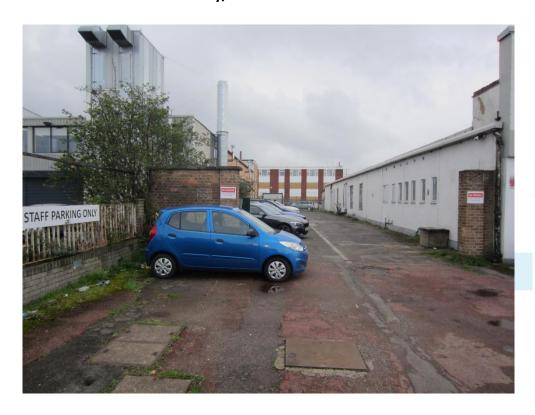
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**Factory/Production Premises** 



**Side Yard Additional Parking**