Unit 34D, Central Park Estate
Central Avenue, West Molesey, Surrey, KT8 2QZ

Recently constructed industrial/warehouse unit

4,653 sq ft
(432.28 sq m)

Rent: £69,795 per annum

- Workshop - Roller shutter loading doors
- Workshop - Floor loading 20 KN/M²
- Workshop - Max eaves height apex 8M
- Offices have LED and comfort-cooling
- 5 Car parking spaces
- Disabled WC/wet room with electric shower
Unit 34D, Central Park Estate
Central Avenue, West Molesey, Surrey, KT8 2QZ

Location
Central Park Estate is prominently located on Central Avenue, close to its junction with Island Farm Avenue, in the centre of well established West Molesey Industrial Estate.

West Molesey Industrial Estate is located off the B369 Walton Road and Molesey Road between Hampton Court and Walton on Thames and to the east of Junction 1 of the M3 at Sunbury Cross. The Estate benefits from close proximity of the M25, A3, M4 and Heathrow Airport.

Description
The premises comprise a light industrial/warehouse unit constructed to a high standard only 3 years ago. The unit has an electric roller shutter loading door leading into an open plan workshop/storage space on the ground floor. The unit has a good size ground floor reception with disabled WC which is also a wet room incorporating an electric shower. There is open plan office space on the first floor which benefits from comfort cooling/heating cassettes, a built in tea station and further toilet.

Accommodation

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Workshop Ground Floor</td>
<td>3,983</td>
<td>370.03</td>
</tr>
<tr>
<td>Office Workshop First Floor</td>
<td>670</td>
<td>62.25</td>
</tr>
</tbody>
</table>

Planning
The unit has planning consent for use as B1c light industrial, B2 industrial and B8 warehouse purposes granted under planning consent 2016/0811.

Rent/VAT
£69,795 per annum exclusive. VAT will be payable.

Rates & Charges

<table>
<thead>
<tr>
<th>Business Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rates Payable: £23,058 per annum</td>
</tr>
<tr>
<td>(based upon Rateable Value: £45,750 and UBR: 50.4p)</td>
</tr>
</tbody>
</table>

We strongly recommend you verify these figures with Elmbridge Borough Council.

EPC
This property has been graded as D (82)

Viewing & Further Information
For further information or if you would like to arrange a viewing please contact our agents:

Gary Whitaker (Curchod & Co)
t: 01932 823610
e: gwhitaker@curchodandco.com

Andy Armiger (Cattaneo Commercial)
t: 020 8481 4741
e: andy@cattaneo-commercial.co.uk

Paul Helas (Helas Wolf)
t: 01932 820222
e: paul.helas@helaswolf.com