

# INDUSTRIAL/WAREHOUSE UNIT

4,653 SQ FT (432.3 SQ M) APPROX

**TO LET**

Unit D



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 the well established West Molesey Industrial Estate.

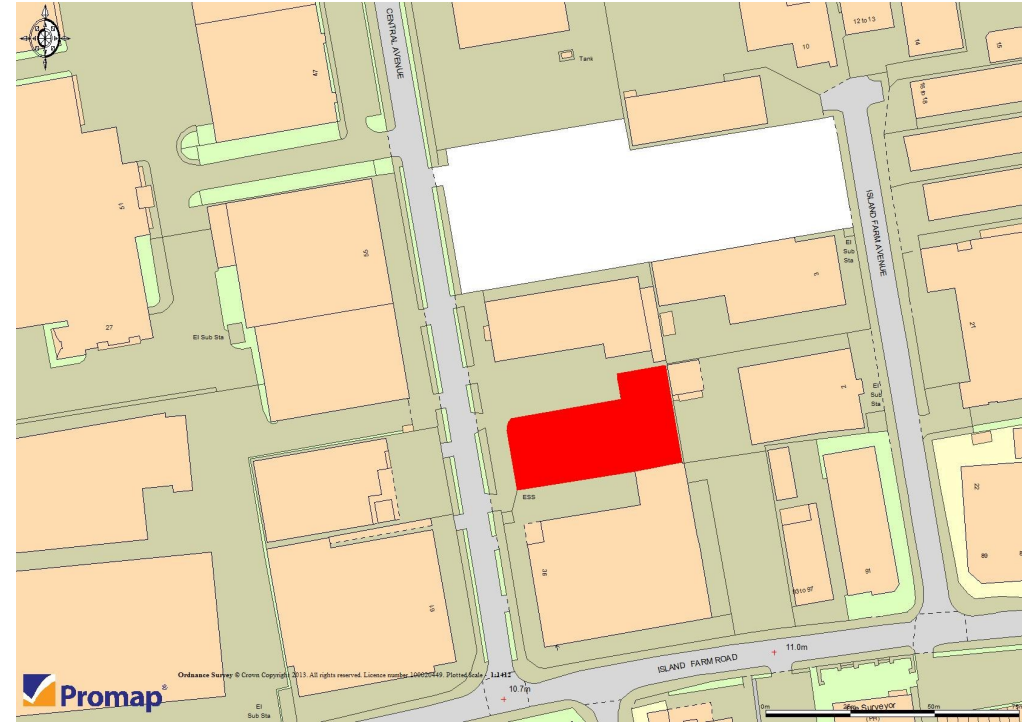
West Molesey Industrial Estate is located off the B369 Walton Road and Molesey Road between Hampton Court and Walton on Thames and to the east of Junction 1 of the M3 at Sunbury Cross. The Estate benefits from close proximity of the M25, A3, M3, M4 and Heathrow airport.

	MILES
M25 (J 12)	10.2
Heathrow	9.1
Hersham station	1.9
Hampton Court station	2.3

	MILES
Central London	17
Kingston	4.6
A3 (Hook Road)	5.2
M3 (J 1)	5.8

**ACCOMMODATION**

	FLOOR	SQ FT	SQ M	PARKING SPACES	STATUS
<b>Unit 34D</b> Office Workshop	First Ground	670 3,983	62.3 370.0	5	AVAILABLE
	<b>Total</b>	<b>4,653</b>	<b>432.3</b>		



**DESCRIPTION**

The premises comprise a light industrial/warehouse unit constructed to a high standard. The ground floor provides an open plan workshop/storage space with good eaves height and an electric roller shutter loading door. There is a ground floor reception area with disabled WC which is also a wet room incorporating an electric shower. An open plan office space is located on the first floor which benefits from comfort cooling/heating cassettes, a built in tea station and male & female toilets.

**PLANNING**

Unit D has planning consent for use as B1c light industrial (now Class E(g)), B2 industrial and B8 warehouse purposes granted under planning consent 2016/0811.





**AMENITIES**

Workshop

- LED lighting
- Roller shutter loading doors
- 70 Kv power for each unit
- Floor loading 20 KN/m<sup>2</sup>
- Max eaves height to Apex 8 m
- Approx. 6.75 m to underside of haunch
- Disabled WC/wet room with electric shower
- Covered loading bay
- Parking for 5 cars

Office

- Suspended ceilings
- Recessed LED lighting diffusers
- UPVC 3 compartment perimeter trunking
- Carpeting
- Double glazed windows
- Male & Female Toilets
- Tea point
- Comfort cooling

**TENURE**

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

**RENT**

£79,100 per annum exclusive.

**RATES PAYABLE**

Rateable Value £66,000

Rates Payable £28,512 (2026/27)

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

**EPC**

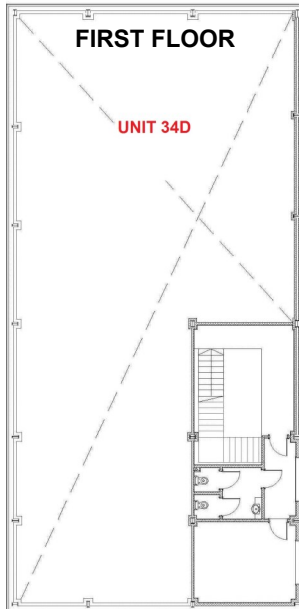
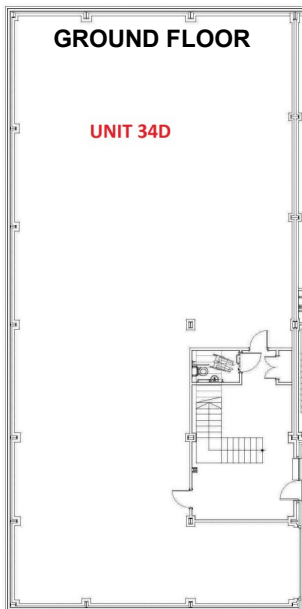
D(85)

**VAT**

The unit is elected for VAT.



**FLOOR PLANS** (not to scale - for indicative purposes only)



[www.cattaneo-commercial.co.uk](http://www.cattaneo-commercial.co.uk)

For further information or to arrange an inspection please contact:

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