

GROUND FLOOR LIGHT INDUSTRIAL/WAREHOUSE SPACE

1,320 SQ FT (122.68 SQ M) APPROX

TO LET



LOCATION

Glebe House is located in the heart of the well established, West Molesey Trading Estate at the end of Armfield Close which is approached via Molesey Avenue. Hampton Court and Hersham Railway stations are within 1½ miles of the property offering regular services to London Waterloo. Junction 1 of the M3 (Sunbury Cross) is within approximately 4 miles drive providing direct access to central London, Heathrow Airport and the national motorway network.



GLEBE HOUSE, ARMFIELD CLOSE, WEST MOLESEY, SURREY KT8 2RJ



DESCRIPTION

The premises comprise a self contained L shaped light industrial workshop/warehouse unit occupying a ground floor wing of this substantial 3 storey commercial building. The unit benefits from its own electric roller shutter loading door and also has a separate pedestrian door from the buildings main entrance. There is a dedicated toilet and tea point within the unit which also has parking for 4 cars on the front forecourt.

AMENITIES

- Gas fired blow heater
- Three phase power
- Fluorescent lighting
- 4 car parking spaces
- Double glazed windows
- Minimum eaves height 3.34m / 10'11"
- Male & female WC's
- Maximum eaves height 5.55m / 18' 1"

ACCOMMODATION

The premises comprise 1,320 sq ft (122.68) approximate gross internal floor area.

TENURE

The unit is available to let on a new lease for a term to be agreed. The lease will be contracted outside of the Security of Tenure provisions (sections 24-28) of the Landlord and Tenant Act 1954, part II, as amended.

ANTI MONEY LAUNDERING

To comply with statutory Anti Money Laundering regulations, Cattaneo Commercial Ltd undertake standard, personal and Company AML checks on successful Tenants and also Landlords and any other entity that has an interest in the property.



RENT

£19,800 per annum exclusive.

The above mentioned rent will be payable quarterly in advance on the usual quarter days.

SERVICE CHARGE

A service charge will be levied to cover a contribution towards the upkeep of the building, gas, water rates, fire alarm maintenance, external window cleaning, and a contribution towards the building insurance.

Electricity consumed within the unit will be metered and charged separately to the Tenant.

VAT

The building is elected for VAT.

BUSINESS RATES (2025/26)

Rateable Value £12,750

Rates Payable £6,362.25

Note—an incoming Tenant may be eligible for small business relief if this is their sole unit. It is recommended that they make enquiries of Elmbridge Borough Council to verify this.

EPC

Rating: E (121)

For further information or to arrange an inspection please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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