

# RECENTLY CONSTRUCTED INDUSTRIAL/WAREHOUSE UNIT

2,316 SQ FT (215.2 SQ M) APPROX

**TO LET**

UNIT C

UNIT 34C, CENTRAL PARK ESTATE, CENTRAL AVENUE, WEST MOLESEY, SURREY KT8 2QZ





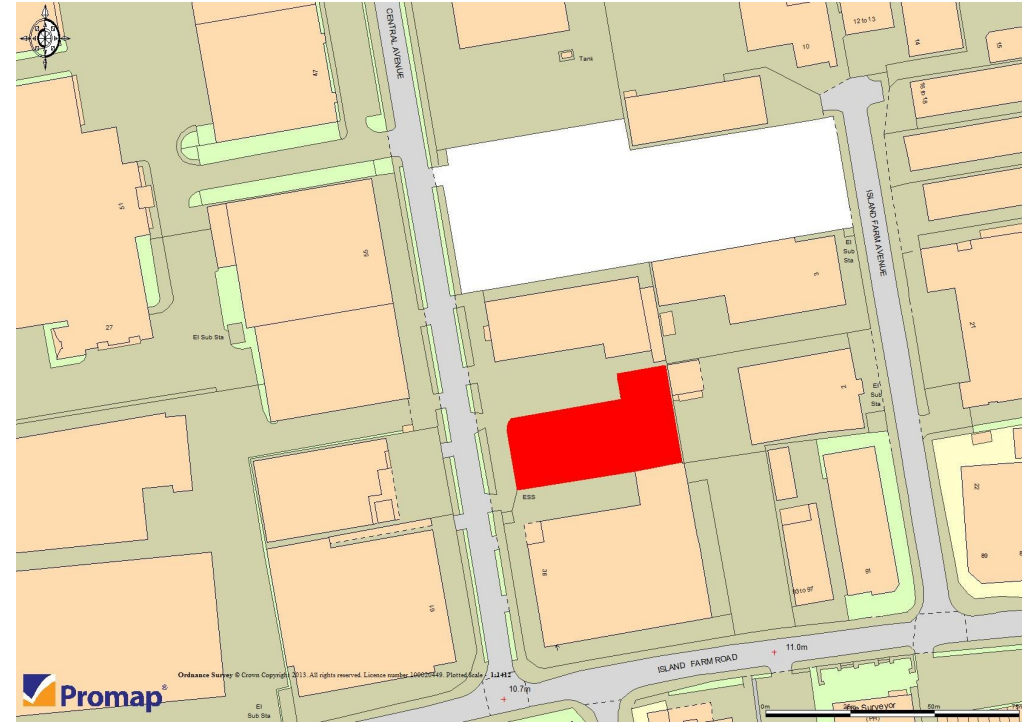
**LOCATION**

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 34C</b> Office Workshop	First Ground	524 1,792	48.7 166.5	3	AVAILABLE
	<b>Total</b>	<b>2,316</b>	<b>215.2</b>		

**DESCRIPTION**

The premises comprise a light industrial/warehouse unit constructed to a high standard some ten 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. The unit has an open plan first floor office which benefits from comfort cooling/heating cassettes, a built in tea station and a further toilet.

**PLANNING**

Unit C has planning consent for use as B1c light industrial, 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
- 3 on site parking spaces (including covered loading bay)

Office

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

TENURE

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

RENT

£39,950 per annum exclusive.

RATES PAYABLE

Rateable Value £36,000

Rates Payable £15,552 (2026/27)

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

EPC

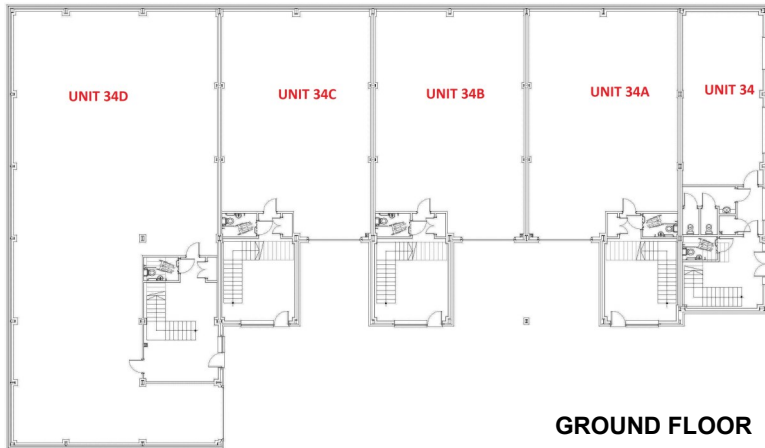
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VAT

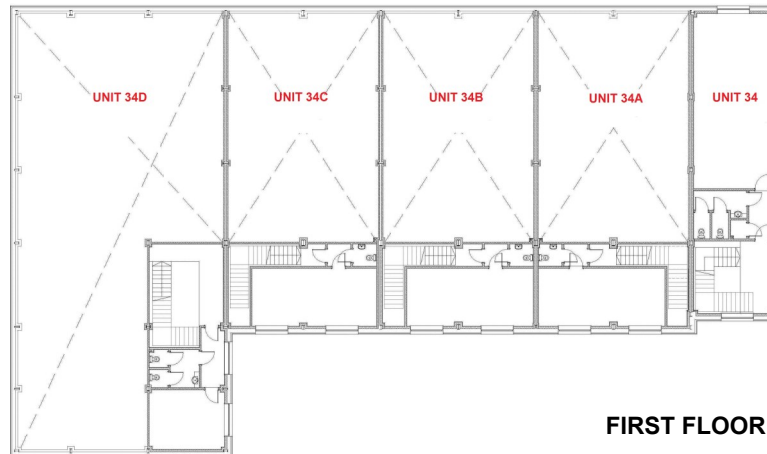
The unit is elected for VAT.



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



www.cattaneo-commercial.co.uk

For further information or to arrange an inspection please contact:

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