

**LIGHT INDUSTRIAL/WAREHOUSE
UNIT WITH PARKING**



**UNIT 2
ARMFIELD CLOSE
WEST MOLESEY
SURREY
KT8 2RT**

TO LET

5,890 SQ FT (547.2 SQ M) APPROX



LOCATION

The unit is located at the end of Armfield Close which is a small cul-de-sac just off Molesey Avenue in the heart of the well-established West Molesey Trading Estate. Both Hampton Court and Hersham railway stations are within a 1½ miles of the property. Junction 1 of the M3 (Sunbury Cross) is within approximately 4 miles drive and provides direct access to central London, Heathrow airport and the national motorway network.

For a map of this location please visit www.multimap.com
and insert KT8 2RT

Andrew Armiger / Matthew Walters
andy@cattaneo-commercial.co.uk / matt@cattaneo-commercial.co.uk

Cattaneo Commercial
19-23 High Street, Kingston upon Thames, Surrey KT1 1LL
020 8546 2166

www.cattaneo-commercial.co.uk

DESCRIPTION

The property comprises a single storey mid terrace light industrial / warehouse unit of brick and block wall construction under a steel framed twin pitched asbestos roof incorporating wired glass skylights.

The unit offers open plan storage/workshop space with a steel roller shutter loading door and separate pedestrian entrance to the front along with male and female toilets to one corner. There are two parking bays to the front of the property and 10 further spaces in a gated yard at the end of the terrace. Further yard space is available by separate negotiation.

AMENITIES

- MAXIMUM EAVES HEIGHT TO APEX 6.76 M (22' 2")
- MINIMUM EAVES HEIGHT 3.62 M (11' 10")
- ELECTRIC ROLLER SHUTTER LOADING DOOR
- MALE AND FEMALE TOILETS
- FLUORESCENT LIGHTS
- PARKING FOR UP TO 12 CARS



TENURE

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

EPC

Energy Performance Certificate HM Government
 Non-Domestic Building

Unit 2
 West Moseley Industrial Estate
 Armfield Close
 WEST MOSELEY
 KT8 2RT

Certificate Reference Number:
 0060-2085-0311-4970-7004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
 B 26-50
 C 51-75
 D 76-100
E 101-125 ← 109 This is how energy efficient the building is
 F 126-150
 G Over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	541
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:
 66 If newly built
 144 If typical of the existing stock

RENT

£41,230 per annum exclusive (£7 per sq ft per annum)

VAT

We have been advised that the property is not currently elected for VAT.

RATES

Rateable Value £32,500
 Rates payable 2013/14 £15,307.50

Interested parties are advised to make their own enquires to the local authority regarding business rates.

VIEWINGS

Strictly by appointment through the Sole Agents:

Andrew Armiger / Matthew Walters
CATTANEO COMMERCIAL
020 8546 2166