



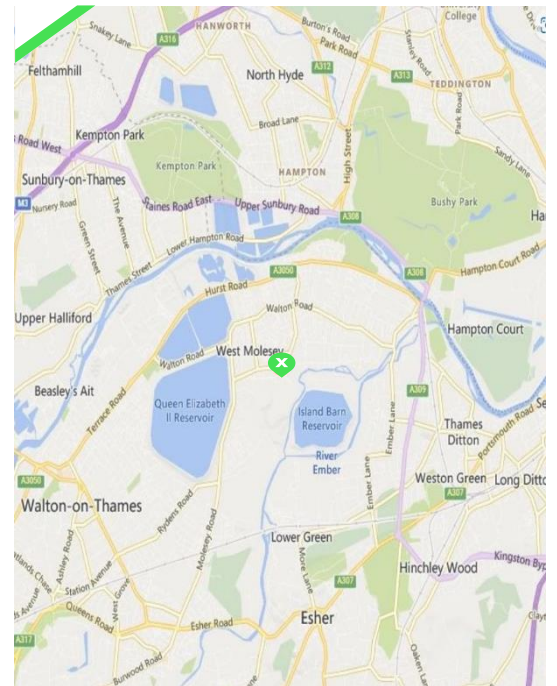
COMMERCIAL BUSINESS UNIT - TO LET

112 DOWN STREET, WEST MOLESEY, KT8 2TU

6,114 sq ft (568.1 sq m)

The property comprises brick elevations with steel portal frame construction. The ground and first floor office accommodation are to the front of the premises and the warehouse provides loading to the rear. Parking is located to the front of the property.

- LED lighting throughout
- 9 parking spaces
- Electric security shutters to front and rear
- 3.6m eaves rising to 6.5m
- Two storey office accommodation
- External lighting
- Security alarm
- New boiler recently installed



LOCATION

The property benefits from excellent communication links with the M3 Junction 1 via the A308 and the M25 Junction 10. The property is also located within close proximity to Hampton Court railway station which is approximately 2 miles from the property and provides services direct to London Waterloo in circa 35 minutes or Hersham railway station which is 1.7 miles away with direct trains to Waterloo in less than 30 minutes.

ACCOMMODATION (APPROX) - GIA

| UNIT | SQ FT | SQ M |
|---------------------------------|--------------|--------------|
| Warehouse | 3,428 | 318.5 |
| Ground floor office & ancillary | 1,371 | 127.4 |
| First floor office & storage | 1,315 | 122.2 |
| TOTAL | 6,114 | 568.1 |

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

D-96

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Rateable Value: £37,000

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available to lease on new FRI lease to be agreed.



For more information contact:

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