franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Rent £39,950 Per annum + VAT **Size** 2,316 Square feet **Ref** #3389

Address

Address: 34C Central Park Estate, Central Avenue

Postcode: KT8 2QZ

Town: West Molesey

Area: Surrey

Location

Prominent location on Central Avenue close to the junction with Island Farm Avenue. Central Park Estate benefits from close proximity to the M25, A3, M3, M4 and Heathrow.

Description

Unit C comprises a modern light industrial/warehouse unit built to a high specification approximately ten years ago, offering a versatile and well-presented space suitable for a range of business uses. The accommodation is arranged over ground and first floor levels, combining practical workshop/storage areas with high-quality office facilities.

The ground floor is accessed via an electric roller shutter loading door, opening into a spacious open-plan workshop or storage area, ideal for a variety of operational requirements. To the front of the unit, a generously sized reception area provides a welcoming entrance, complemented by a disabled WC designed as a wet room and fitted with an electric shower, enhancing the unit's functionality.

At first floor level, the property offers bright, open-plan office accommodation finished to a good standard. The office benefits from comfort cooling and heating, creating a pleasant working environment throughout the year. Additional features include a built-in tea station and a further WC, ensuring convenience for staff and visitors alike.

Tenants would have the right to use 3 parking spaces on site (one of which is the loading bay for the unit)

Overall, Unit C presents a well-balanced combination of industrial and office space, finished to a modern standard and ready to support a wide range of occupiers.

Planning:

The property benefits from planning consent (Ref: 2016/0811) permitting use within Classes B1(c) (light industrial), B2 (general industrial), and B8 (storage and distribution), providing flexibility for a variety of business operations.

Viewings are recommended.

General Information

Tenure:	Leasehold
Rent:	£39,950 Per annum + VAT
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £36,000 payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Property Map

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.