

# GROUND FLOOR LIGHT INDUSTRIAL/WAREHOUSE SPACE

940 SQ FT (87.3 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 3 cars on the front forecourt.

## AMENITIES

- LED lighting
- Double glazed windows
- Male & female WC's
- Laminate Flooring
- Three phase power
- 3 car parking spaces
- Minimum eaves height 2.43m / 7'11"
- Maximum eaves height 5.55m / 18' 1"

## ACCOMMODATION

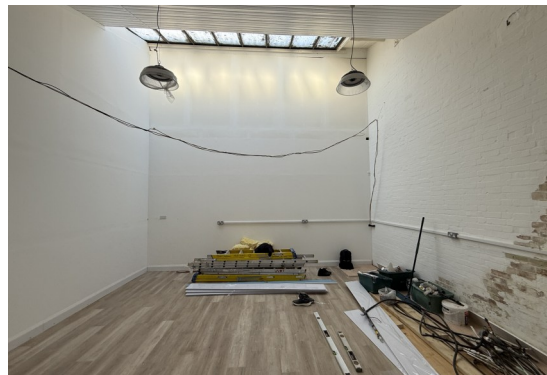
The premises comprise 940 sq ft (87.3) approximate gross internal floor area.

## 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

£16,740 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 (2026/27)

To be re-assessed.

## 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

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.