

# LIGHT INDUSTRIAL WAREHOUSE SPACE

## 2,350 SQ FT (235 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.



UNIT 2, GLEBE HOUSE, ARMFIELD CLOSE, WEST MOLESEY, KT8 2RJ



## DESCRIPTION

The premises comprise a self contained industrial unit occupying part of the ground floor of a three storey light industrial building. The space consists of a predominantly open plan workshop with its own loading door and toilet facilities all under a pitched asbestos roof incorporating wired glass skylights.

There are 4 parking spaces and a loading bay to the front of the unit.

## AMENITIES

- Minimum eaves height 6.92m / 22'8"
- Maximum eaves height 3.26m / 10' 8"
- Three phase power
- New LED lighting
- Roller shutter loading door
- Two toilets (one disabled)
- 4 car parking spaces

## ACCOMMODATION

The premises comprise 2,530 sq ft (235 sq m) 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.

## RENT

£35,420 per annum exclusive.

The above mentioned rent will be payable quarterly in advance on the usual quarter days.

## 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.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this matter.

## SERVICE CHARGE

A service charge will be levied to cover a contribution towards the upkeep of the building, water rates, fire alarm maintenance, external window cleaning, and building insurance.

Electricity consumed within the unit will be separately metered and charged back to the Tenant.

## VAT

The building is elected for VAT.

## BUSINESS RATES (2026/27)

Rateable Value	£24,750
Rates Payable	£10,692

## 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

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