



**Rent** £79,100 Per annum + VAT

**Size** 4,653 Square feet

**Ref** #3361

## Address

**Address:** 34D 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

The unit is immaculately presented throughout comprising ground floor open plan workshop/ storage of approximately 3,983 sq ft in total with an eaves height of max 8m and first floor office measuring approximately 670 sq ft.

The ground floor warehouse has an electric roller shutter loading door and covered loading bay. There is also a well presented reception area as you enter the building with disabled WC with shower. The first floor comprises open plan office with built in tea station, UPVC 3 compartment perimeter trunking, carpet, double glazed windows, and male and female WC's. Further benefits include LED lighting, suspended ceilings, double glazed windows and comfort cooling.

Floor loading 20 KN/ m2.

Allocated parking for five vehicles.

There is a service charge of £100 pcm + VAT.

EPC Rating D

Early viewings highly recommended.

## General Information

|                        |   |
|------------------------|---|
| <b>Tenure:</b>         | Leasehold   |
| <b>Rent:</b>           | £79,100 Per annum + VAT   |
| <b>Legal fees:</b>     | Not specified   |
| <b>Rateable value:</b> | The VOA website states a RV of £66,000 from the 1st April 2026, payable at the prevailing rate. |
| <b>Lease details:</b>  | New FRI lease for a term to be agreed   |

## Features

- ✓ LED lighting
- ✓ Disabled toilet
- ✓ Allocated parking
- ✓ Early viewing recommended
- ✓ Electric roller shutter

## 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.





