

32 Central Avenue
West Moseley
Surrey
KT8 2QZ

9,783 sq. ft.
(908.83 sq. m.)



Open / covered storage with refurbished offices – For Sale / To Let

LOCATION PLAN



LOCATION

The subject property is located on Central Avenue, part of the established West Moseley Industrial Estate, and adjacent to the B369 Walton Road, providing good communications on to the orbital motorway network.

The estate is well positioned with railway stations at Hersham, Esher, Walton-on-Thames, Hampton Court and Hampton nearby.

DESCRIPTION

The site provides open storage, some of which benefits from cover from the original warehouse roof.

To the front, the property comprises refurbished two storey offices.

The estate is a long established industrial and warehouse location and is also a hub for many operators, including motor trade and pharmaceuticals.

COMMUNICATIONS



- Kingston – 4.6 miles
- M3 (Jct 1) – 6.5 miles
- M25 (Jct 11) – 7.5 miles
- Central London – 17 miles



(from Hersham)

- London Waterloo – 33 minutes
- Woking – 17 minutes



- London Heathrow – 10 miles
- Gatwick Airport – 28 miles
- City Airport – 28 miles

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Storage / Office Unit - To Let

32 Central Avenue
West Moseley
Surrey
KT8 2QZ

Rent: £175,000 per annum exclusive
Price: £1,900,000

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

ACCOMMODATION (GIA)

Ground Covered Storage	7,625 sq. ft. (708.38 sq. m.)
Ground Floor Offices	1,242 sq. ft. (115.41 sq. m.)
First Floor Offices	915 sq. ft. (85.03 sq. m.)
TOTAL	9,783 sq. ft. (908.83 sq. m.)

Site Area	21,984 sq. ft. (2,042.39 sq. m.)
	0.50 acres (0.20 hectares)

AMENITIES

- Refurbished offices with new electrics and heating.
- Ideal for open or covered storage including vehicles, building materials etc.
- Suitable for EV charging with sub-station on site.
- Covered storage with the potential for enclosed space.
- 2 established access points onto Central Avenue.
- Established estate with excellent transport links.

BUILDING POTENTIAL

The open frame rear building provides scope to enclose all or part of the covered area to create a flexible storage building with multiple access points on a concrete base.



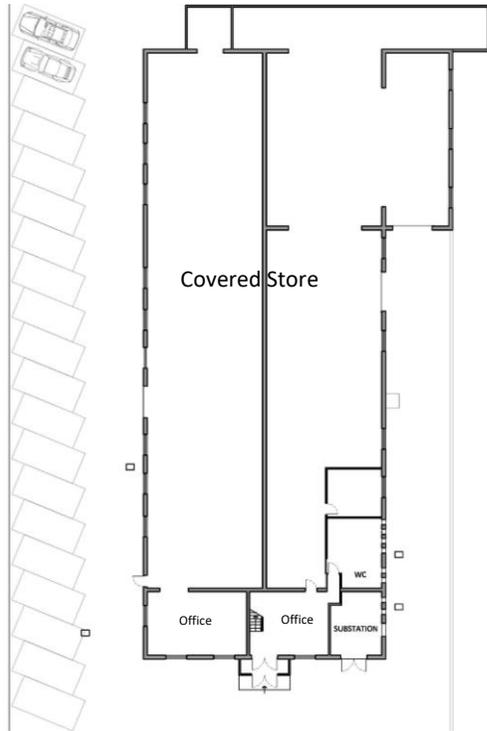
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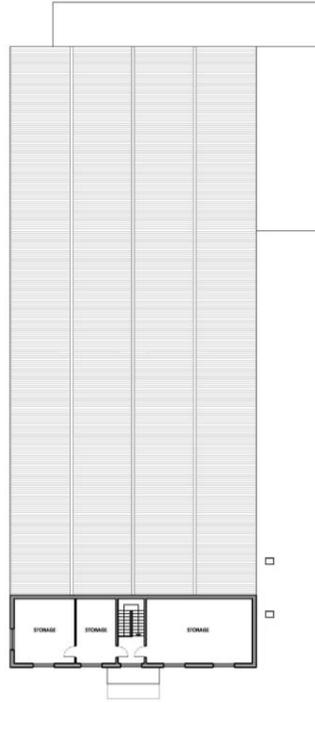
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FLOOR AND SITE PLANS



Ground Floor



First Floor



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TENURE

New lease is available on terms to be agreed.
Freehold is available with vacant possession on completion.

VAT

The property is elected for VAT.

EPC

Band E (110) Expires 11 March 2034

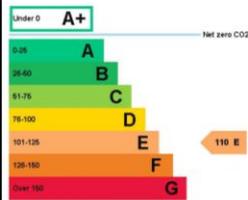
Further details on request.

LEGAL COSTS

Each party to bear their own legal costs.

RATES

2023 List Rateable Value: To be reassessed
Billing Authority: Elmbridge Borough Council
UBR 2024/2025: £0.546 p in the £
Source: VOA Website

Energy performance certificate (EPC)			
32 Central Avenue WEST MOSELEY KT8 2QZ	Energy rating	Valid until:	11 March 2034
	E	Certificate number:	8818-2234-7002-0307-6402
Property type	Offices and Workshop Businesses		
Total floor area	182 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is E.		The better the rating and score, the lower your property's carbon emissions are likely to be.	
			

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