

57 Central Avenue TO LET / FOR SALE  
West Moseley  
Surrey  
KT8 2QZ

13,425 sq. ft.  
(1,247.14 sq. m.)



Warehouse unit suitable for motor uses with development potential

## 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 warehouse/storage, together with further storage to the rear, accessed via Pool Road.

The main warehouse is currently used for car sales and is considered suitable for wider car uses, including servicing and repairs. The internal height to the metal truss roof is 2.931m.

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](mailto:commercial@as-r.co.uk)

# Warehouse / Storage Unit - To Let / For Sale

57 Central Avenue  
West Moseley  
Surrey  
KT8 2QZ

Rent: £160,000 per annum exclusive  
Price: £2,000,000

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)

Main Warehouse	12,644 sq. ft. (1,174.62 sq. m.)
Rear Stores	781 sq. ft. ( 72.52 sq. m.)
<b>TOTAL</b>	<b>13,425 sq. ft. (1,247.14 sq. m.)</b>

## AMENITIES

- Open warehouse/storage ideal for a variety of uses.
- Currently used for motor use.
- Additional ancillary storage to rear.
- Triple bay frontage to Central Avenue.
- 3 phases electricity supply.
- Scope for redevelopment, subject to usual consents.



## TENURE

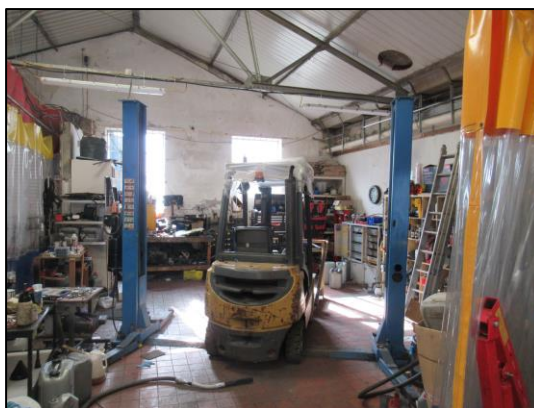
New lease is available on terms to be agreed.  
Alternatively, 999-year lease available at a peppercorn with approximately 967 years unexpired.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party to bear their own legal costs.



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## EPC

Band D (93) Expires 6 June 2034

Further details on request.

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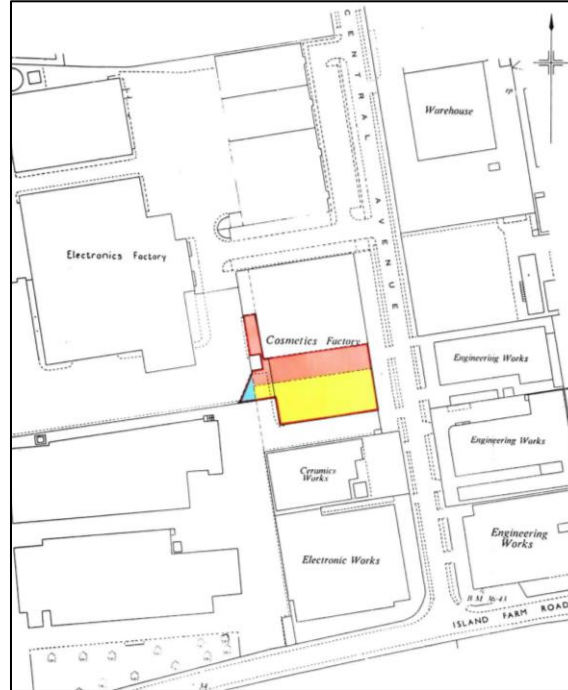
## RATES

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

## DEVELOPMENT POTENTIAL

The building offers scope for redevelopment, subject to the usual consents.

## SITE PLAN



## EPC

Energy performance certificate (EPC)		
57 Central Avenue WEST MOSELEY KT8 2QZ	Energy rating <b>D</b>	Valid until 6 June 2034 Certificate number 8620-0267-0330-7002-1433
Property type	Retail/Financial and Professional Services	
Total floor area	1,185 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built	D A	
If typical of the existing stock	55 C	

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