

# INDUSTRIAL / WAREHOUSE BUILDING

**5 ISLAND FARM AVENUE, WEST MOLESEY, SURREY KT8 2UZ**

**6,410 SQ FT (595.7sq m) APPROX**

**FOR SALE /  
MAY LET**



## LOCATION

The unit is located in the heart of the West Molesey Trading Estate. Hampton Court and Hersham Rail Stations are both within easy reach of the property. Junction 1 of the M3 (Sunbury Cross) is within approximately 4 miles, providing direct access to Central London, Heathrow Airport and the National Motorway Network.

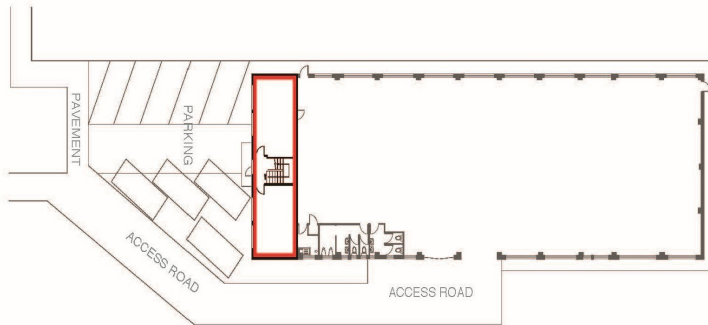


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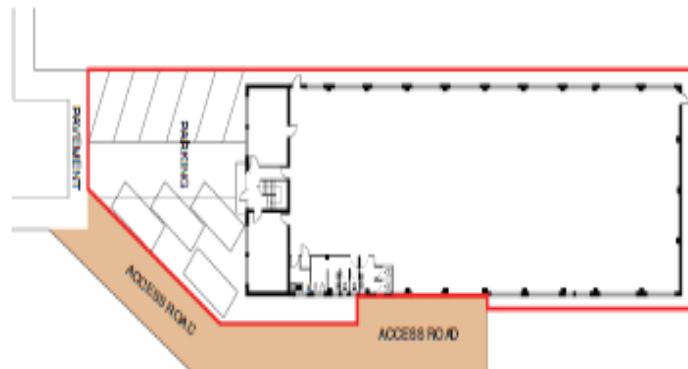
Andrew Armiger  
[andy@cattaneo-commercial.co.uk](mailto:andy@cattaneo-commercial.co.uk)



**FLOOR PLAN**



First Floor



Ground Floor

**ACCOMMODATION**

	SQ FT	SQ M
1st Floor Offices	525	48.8
Ground Floor Offices	525	48.8
Ground Floor Warehouse / Workshop	5,360	498
<b>TOTAL</b>	<b>6,410</b>	<b>595.6</b>

**AMENITIES**

Offices:

- Fully Carpeted
- New category II Fluorescent lighting
- Double glazed windows
- Gas fired central heating
- Intruder alarm
- 9 car parking spaces
- Tea station/breakout area

Workshop / Warehouse:

- Roller shutter loading door
- Three phase power
- Sodium lighting / Fluorescent Lighting
- Good natural light
- Maximum eaves height to apex 23' 3" (7.1M)
- Minimum eaves height 12' 1" (3.72M)
- Intruder alarm
- Male & female toilets
- Above average thermal efficiency for a building of this age
- Shower room

## DESCRIPTION

The property comprises a detached predominantly single storey industrial/warehouse building with two storey offices to the front and a concrete forecourt with parking for 9 cars. The building was comprehensively refurbished some 11 years ago with a brand new steel insulated roof installed over the main workshop area .

The unit provides a large open plan warehouse/workshop area with a roller shutter loading door to the right hand side, good natural light throughout and a level concrete floor. There is a tea station and male and female toilets also situated in this area. There is also a mezzanine floor providing useful storage to the front of the unit.

To the front there are a total of 3 offices and a kitchen/breakout room over ground and first floor level, which benefit from both gas central heating.



## ANTI MONEY LAUNDERING

To comply with statutory Anti Money Laundering regulations, Cattaneo Commercial Ltd undertake standard, personal and Company AML checks on successful Purchasers and Tenants and also Vendors and Landlords and any other entity that has an interest in the property.



## RATES

Ratable Value                    £38,750  
Rates Payable (25/26) £19,341.24

We recommend you check these figures with Elmbridge Borough Council.

## VAT

We have been advised that the property is elected for VAT.

**EPC**  
D (88)

## TENURE

The property is available for sale freehold with vacant possession available after January 2026.

## PRICE

**Price upon application**

## RENT

Alternatively our clients may consider granting a new full repairing and insuring lease for a term to be agreed at a rent of **£86,540 per annum exclusive**.

