

INDUSTRIAL / WAREHOUSE UNIT

1,250 SQ FT (116.13 SQ M)

TO LET



REAR WORKSHOP, AARON HOUSE, ISLAND FARM AVENUE,
WEST MOLESEY, SURREY KT8 2RG



AARON HOUSE, REAR WORKSHOP, ISLAND FARM AVE, WEST MOLESEY, SURREY KT8 2RG

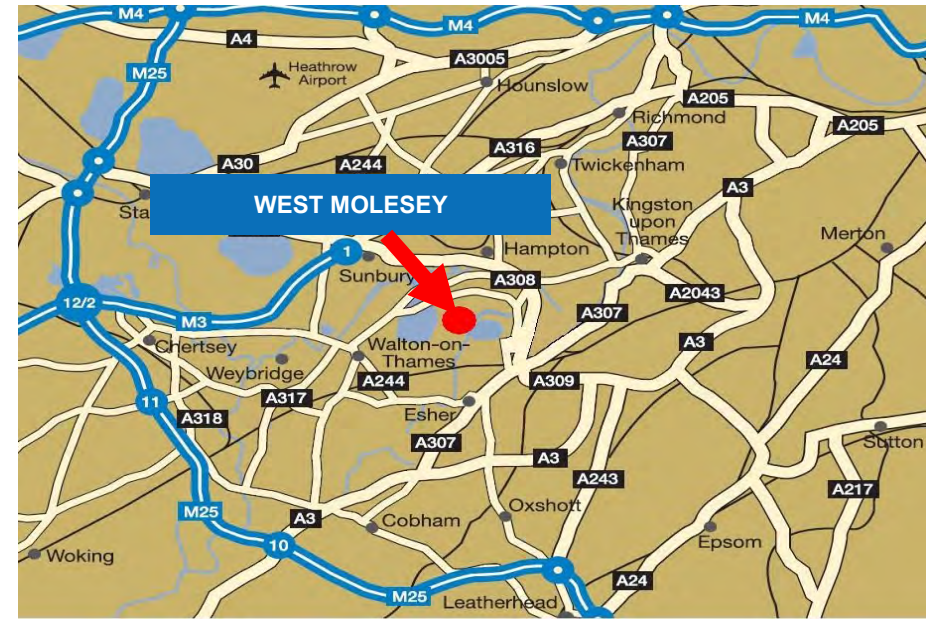
TO LET

LOCATION

The workshop is located in a secure gated yard to the rear of Aaron House which is situated prominently on Island Farm Avenue close to the junction with Island Farm Road, 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.

COMMUNICATIONS (approximate distances)

Central London	17 Miles
Kingston	4.6 Miles
A3	5.2 Miles
Heathrow Airport	9.1 Miles
M3 (J1)	5.8 Miles
M25 (J12)	5.9 Miles
Hersham Railway Station	1.9 Miles



DESCRIPTION

The workshop comprises a single storey workshop with the majority sitting under a pitched asbestos roof which has been over clad with steel profile sheets. The remainder is under a flat asphalt roof. The unit provides an L shaped open plan workshop with a small loading bay, a toilet and a tea point. There are some stud partitions that can be removed if required.

To the front of the building, there is a forecourt which provides parking for approximately 3 cars.

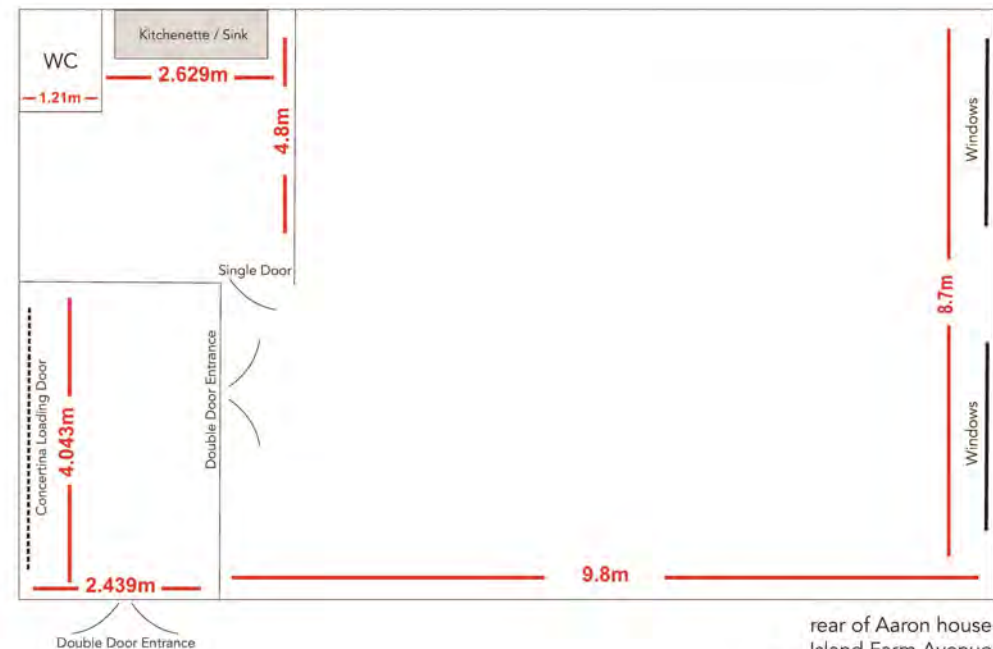
AMENITIES

- ◆ Recessed LED lighting
- ◆ Suspended ceiling
- ◆ Three phase power
- ◆ Maximum eaves height - TBC
- ◆ Electric panel heaters
- ◆ Steel concertina loading door
- ◆ Double swing door
- ◆ Kitchen
- ◆ Toilet
- ◆ Fluorescent lighting
- ◆ Located in a secure gated yard

ACCOMMODATION

Rear Workshop Building: 1,250 sq ft / 116.1 sq m

FLOOR PLAN - for indicative purposes only



rear of Aaron house
Island Farm Avenue
West Molesey KT8 2RG



TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£25,000 per annum exclusive.

BUSINESS RATES (2025/26)

To be separately assessed.

VAT

The building is elected for VAT.

EPC

D (93)



VIEWINGS

Strictly by appointment through sole agents:

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