

MODERN INDUSTRIAL/WAREHOUSE BUILDING

TO LET

WITH GOOD QUALITY OFFICES AND REAR YARD

14,350 SQ FT (1,333.1 SQ M) & YARD OF 4,410 SQ FT (409.7 SQ M)

ALSO AVAILABLE IN PART



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



LOCATION

Aaron House 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

Aaron House comprises a modern detached industrial building which has been significantly improved over recent years. It consists of two storey offices to the front under a flat asphalt roof, which connect to a substantial workshop/warehouse under a pitched profile steel insulated roof, incorporating Perspex skylights and double glazed windows at low level.

There is a substantial mezzanine floor in the main part of the building which provides further good quality comfort cooled offices and kitchen, as well as some storage.

An electric roller shutter door to the rear of the warehouse provides loading access which is approached via a sizeable rear concrete yard which in turn is served by a gated drive leading from the front of the building.

To the rear of the site are 2 further brick store/workshop buildings under pitched asbestos roofs.

To the front of the building, there is a forecourt which provides parking for approximately 7 cars.

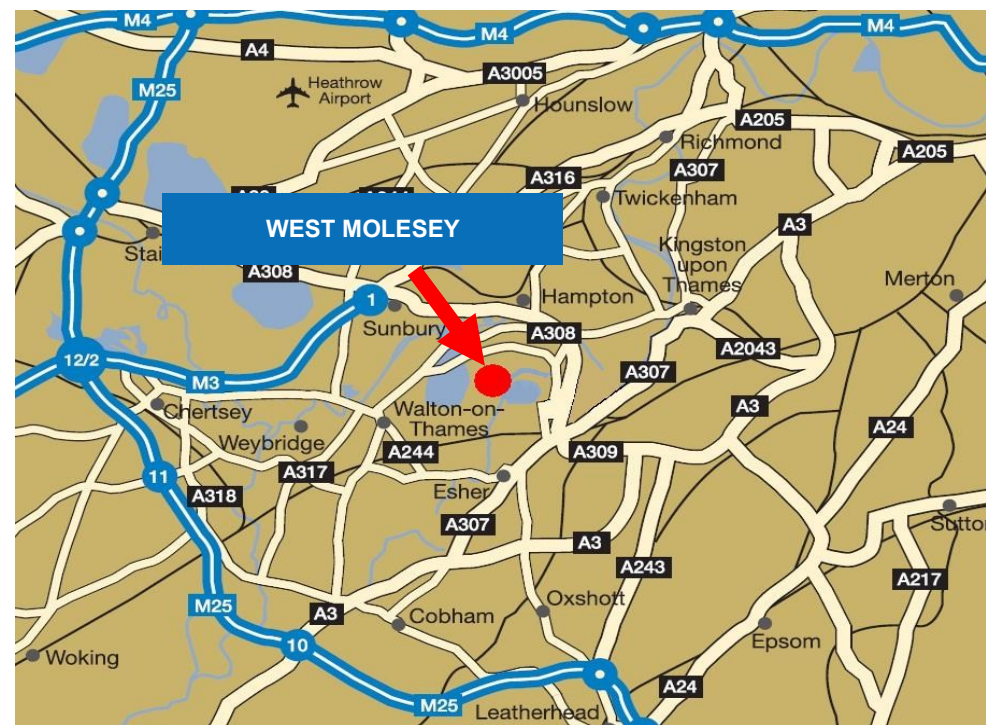
AMENITIES

OFFICES

- ◆ Gas fired central heating
- ◆ Fluorescent lighting
- ◆ Some spot lighting
- ◆ Fully carpeted
- ◆ Double glazed windows
- ◆ Comfort cooling cassettes to some suites
- ◆ Access to shared kitchen
- ◆ Male and female toilets
- ◆ Entryphone systems
- ◆ Some furniture available by separate arrangement

WAREHOUSE

- ◆ Three phase power
- ◆ Maximum eaves to apex 30'5" (9.27m)
- ◆ Minimum eaves to haunch 16'1" (4.91m)
- ◆ Height under mezzanine 8'2" (2.5m)
- ◆ Perspex skylights
- ◆ 2 gas fired high level bar heaters
- ◆ Roller shutter loading door
- ◆ Kitchen
- ◆ Male toilets
- ◆ Rear concrete yard



ACCOMMODATION

	Sq Ft	Sq m
Main Building		
First Floor Offices	1,076	100.0
Mezzanine Offices	2,874	267.0
Mezzanine Store	590	54.8
Ground Floor Workshop/Warehouse	7,126	662.0
Ground Floor Offices	1,134	105.3
Total	12,800	1,189.1
Rear Yard	4,410	409.7
Note: Two further buildings located to the rear could also be available by separate negotiation. They comprise the following:-		
Rear Buildings		
Right Hand Building *	1,283	119.1
Left Hand Building	267	24.8
Total	1,550	143.9
OVERALL TOTAL	14,350	1,333.0

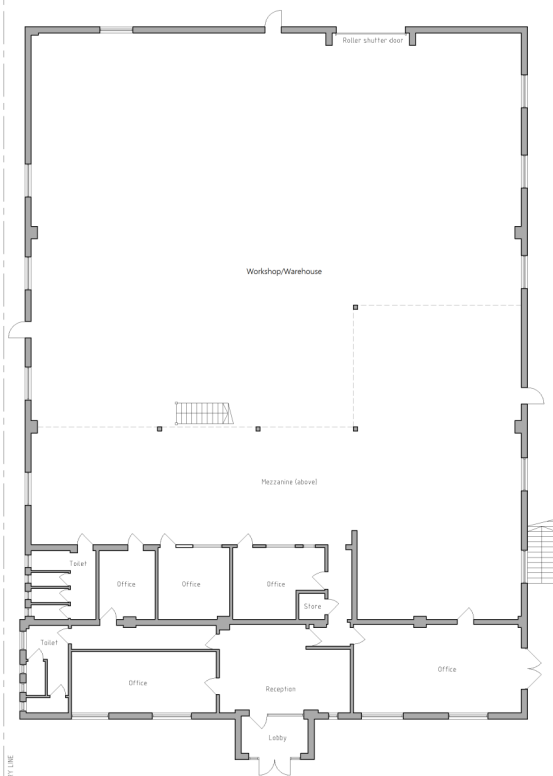


*Currently occupied together with a small area of the ground floor office. vacant possession of the entire may be available.

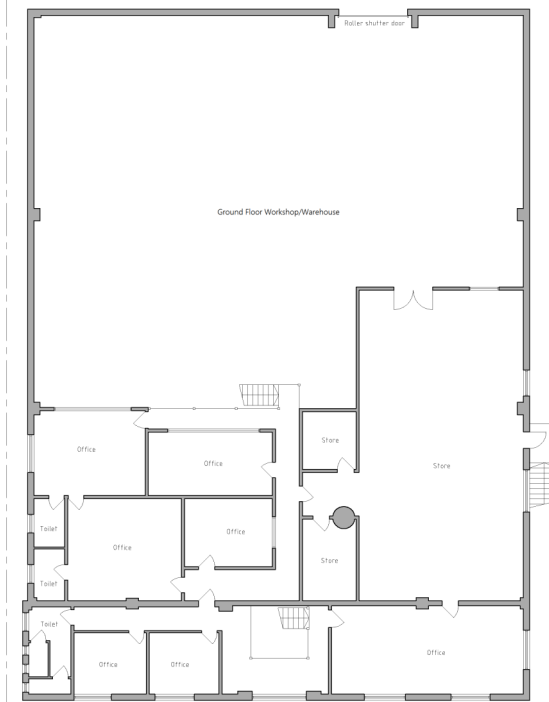
In addition our client owns a further building of 4,653 sq ft to the rear of Aaron House which could be available if required giving an overall total of approx 19,003 sq ft.



FLOOR PLANS (Not to scale - for indicative purposes only)



Ground Floor Plan



First Floor Plan



TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed and subject to vacant possession being provided.

RENT

£16.50 psf

Total rental £236,775 per annum exclusive

BUSINESS RATES (2026/27)

Rateable Value £113,000

Rates Payable £54,200

VAT

The building is elected for VAT.

EPC

D (93)



VIEWINGS

Strictly by appointment through sole agents:

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