

INDUSTRIAL UNIT TO LET

155.71 SQ. M (1,676 SQ. FT) GIA

UNIT B, 67 SUMMER ROAD, EAST MOLESEY, KT8 9LX

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **ROLLER SHUTTER LOADING DOOR**
- **GATED YARD**
- **FORECOURT PARKING**
- **INTERNAL OFFICES**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is situated on the north side of Summer Road, close to the junction with A309 Hampton Court Way in East Molesey / Hampton Court. East Molesey is approximately 13 miles to the south west of central London and approximately 4 miles from Junction 1 of the M3 which provides access to the M25 and wider motorway network.

The property is within 550m of Hampton Court mainline station as well as all the local amenities of East Molesey.

DESCRIPTION

The property comprises a single storey light industrial building with mostly open plan warehouse space other than internal offices, WC and kitchenette. Access to the warehouse space is via a full height roller shutter door. Externally the property benefits from a forecourt to the front providing parking for approximately 5 cars and to the side and rear of the property is a gated yard providing further parking or external storage space.

BUSINESS RATES

2017 Rateable Value: £14,000

AMENITIES

- Roller shutter loading door
- Parking
- Gated yard
- Offices
- Kitchenette

ACCOMMODATION

The property has the following approximate gross internal floor area:

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EPC

Energy Rating: E 118

RENT

£25,000 per annum exclusive

New FR&I lease direct from the landlord for a term by arrangement.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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