

142 Molesey Avenue
West Molesey
KT8 2RY

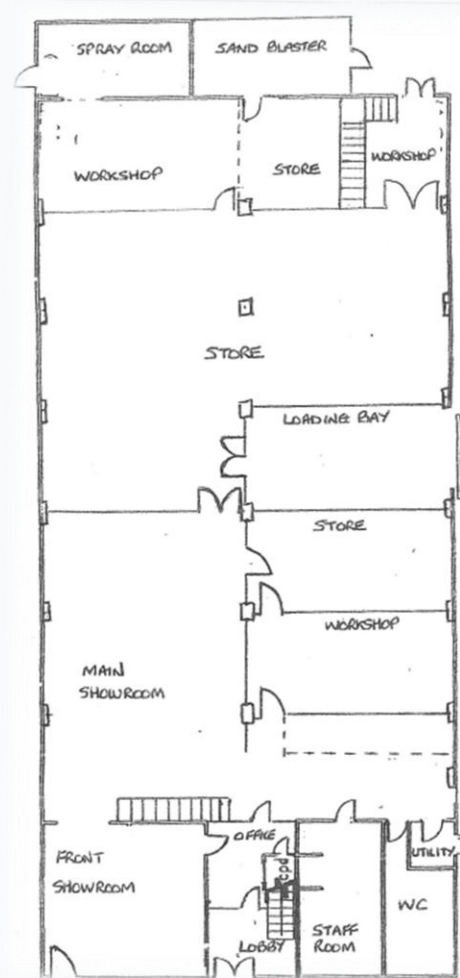


FOR SALE FREEHOLD
INDUSTRIAL WAREHOUSE
9,958 SQFT (925.14 SQM)

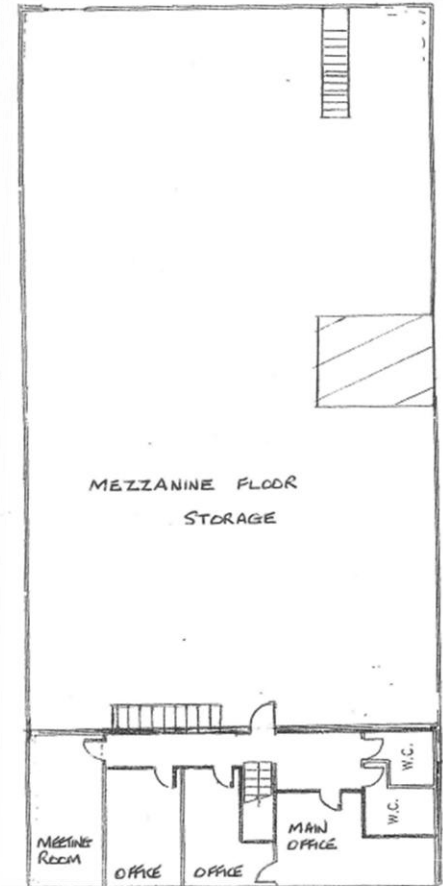
SUMMARY

- FREEHOLD INDUSTRIAL SITE
- AMPLE PARKING
- STRUCTURAL MEZZANINE
- SECURE YARD AREA
- MULTIPLE ACCESS ROUTES
- THREE LOADING/ACCESS DOORS
- 3 PHASE POWER SUPPLY

FLOORPLAN



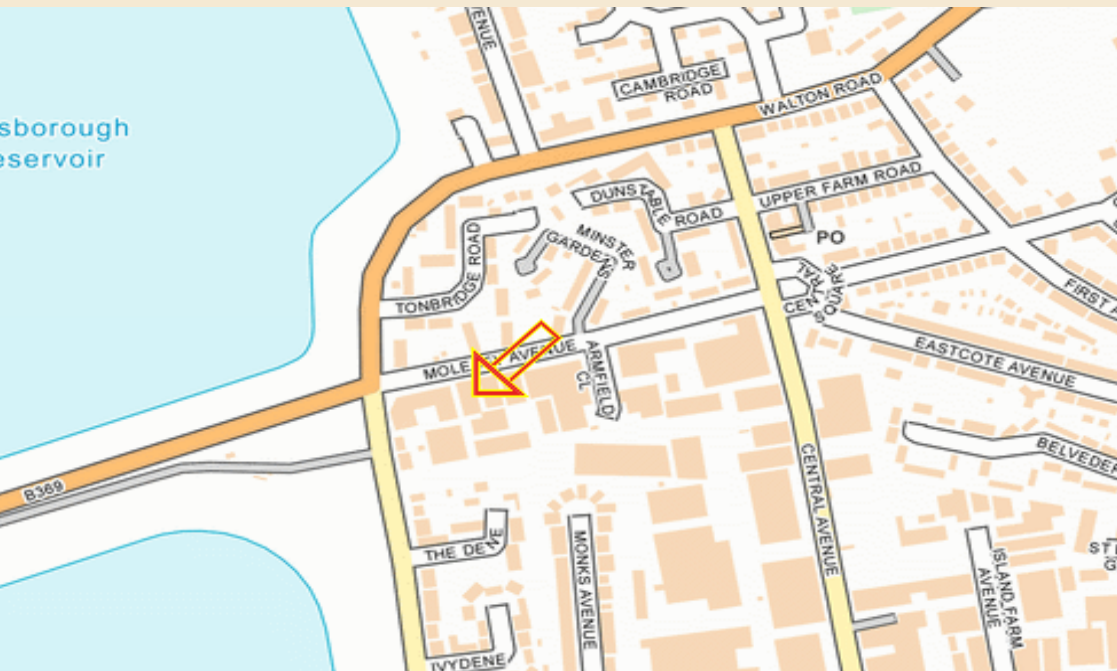
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LOCATION

142 Molesey Avenue is situated in a prominent, easily accessible position within the well-established Molesey Industrial Estate. Positioned just off the B369 (Walton Road), the location offers convenient road links to Greater London, the A3, and the wider motorway network. The site is located approximately 1.5 miles from Hersham Railway Station and 2 miles from Hampton Court Railway Station. The property benefits from a proven commercial setting, situated close to local amenities, trade counters, and the local Royal Mail Delivery Office, making it a highly practical base for businesses.



Showroom glass windows



Loading bay with electric conveyor belt



Mezzanine

DESCRIPTION

A detached industrial warehouse with a full coverage, permanent mezzanine floor. At the front is a two-storey office/showroom building with kitchens and WCs on both floors. The building can be accessed from the front elevation central front door or showroom door to the LH side. In addition, there is a large loading door on the West side (accessible through the double gates). All entry/loading doors and the showroom large windows, have metal roller security shutters. Also, on the site there is forecourt parking and a secure (gated) yard to the RH side. There are no highway restrictions prohibiting street parking.

TENURE

Freehold with full vacant possession

VAT

VAT is not payable on the purchase price.

ACCOMMODATION (GIA)

	Sq Ft	Sq M
Office/Showroom	1,699	157.83
Warehouse (inc. mezz/reduced height areas in the wings)	8,260	767.31
Total	9,958	925.14

BUSINESS RATES

The property appears on the Valuation Office website as Warehouse and Premises having a Rateable Value of £58,000.

EPC

Rating: E113

Valid to 18th March 2034

Certificate available upon request



AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company AML checks. Please note this is taken up for both the vendor and purchaser and any other entity that has a relationship with the property.

GUIDE PRICE

Offers in the region of
£1,250,000 (STC)

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