



**Rent** £34,950 Per annum

**Size** 2,180 Square feet

**Ref** #3360

## Address

**Address:** Delf House. 1 Pool Road

**Postcode:** KT8 2HW

**Town:** West Molesey

**Area:** Surrey

## Location

Positioned in a quiet cul-de-sac just off Pool Road, the property benefits from a prime location close to the heart of the West Molesey Industrial Estate and next to a local convenience store. The site is well connected, providing easy access to the M25, A3, M3, and M4 motorways, along with Heathrow Airport.

## Description

Delf House comprises a modern two-storey light industrial/warehouse unit, constructed circa 2006. The building is of concrete frame construction with brick and block elevations and benefits from double-glazed windows throughout.

The ground floor provides an open-plan workshop/warehouse area with plenty of natural light. Access is available via an electric roller shutter door as well as the main pedestrian entrance. The ground floor also includes a disabled WC and offers approximately 1,075 sq ft of accommodation.

The first floor is currently fitted out as offices but could alternatively be used for additional storage. It is arranged to provide a large open-plan office together with two private offices. Two kitchenette areas and a further disabled WC are also provided. The first floor extends to approximately 1,105 sq ft.

The property benefits from four demised parking spaces located to the front of the building, together with a further two spaces situated in the first parking bay prior to the building.

We understand that the property benefits from three-phase electricity.

The property is offered with the existing lease in place, which expires in 2028. Alternatively, we have been advised that the landlord may be willing to agree to a new 5-year lease, subject to contract and satisfactory references. Please note that a contribution towards legal fees will be required in respect of either an assignment or a new lease.

EPC Band - D.

Early viewings are recommended.

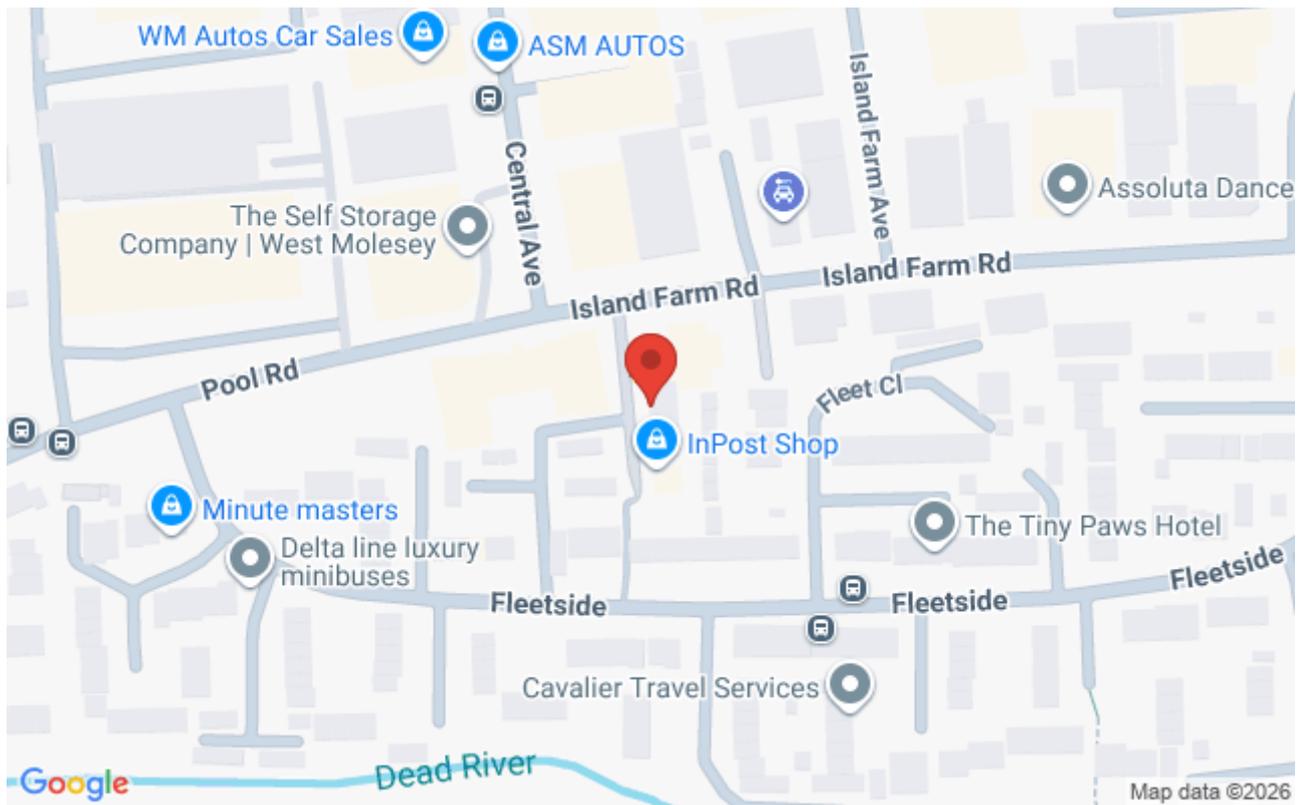
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£34,950 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £19,500 payable at the prevailing rate.
<b>Lease details:</b>	The existing lease is due to expire in 2028. We have been advised that the Landlord would be willing to grant a new 5 year lease.

## Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ 3 phase electricity
- ✓ Electric roller shutter
- ✓ Demised parking
- ✓ LED lighting

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





