Commercial Property Consultants

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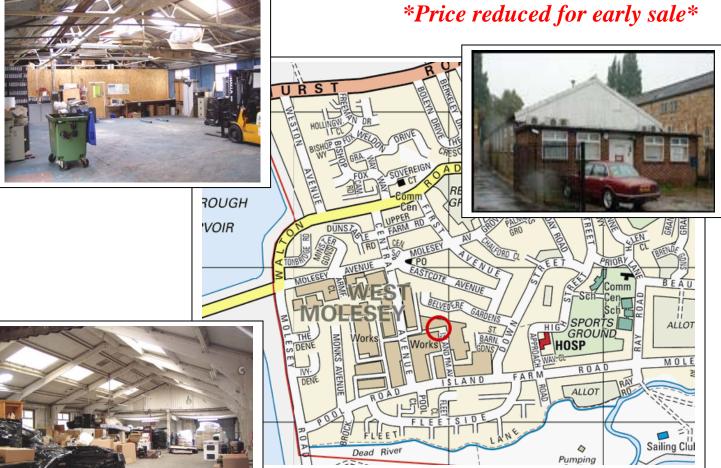
e-mail property@bonsors.com www.bonsors.com



FOR SALE

INDUSTRIAL / WAREHOUSE PREMISES

5,611 sq ft (521.5sq m)



Unit 16 - 18 Island Farm Avenue MOLESEY TRADING ESTATE KT8 2UZ

16-18 Island Farm Avenue Molesey Trading Estate

Location:

The property is situated on the established West Molesey Trading Estate. Junction 1 of the M3 (Sunbury Cross) is within approximately 4 miles drive, providing direct access to Central London, Heathrow Airport and the national motorway network. Hampton Court and Hersham British Rail Stations are within 1½ miles of the property.

Description:

The property comprises a single-storey industrial unit having the following gross internal area:

Total	5,611 sq ft	(521.50 sq m)
Industrial / warehouse	4,387 sq ft	(407.68 sq m)
Offices	1,225 sq ft	(113.82 sq m)

Amenities:

- * Clear space
- * Roller shutter loading doors
- * Gated yard area
- * On-site car parking

Tenure: Freehold.

Price: Offers in the region of £450,000.00.

Rates: The property is currently rated into separate sections:

	Rateable Value	2011-2012
		Rates Payable
16-18 Island Farm Avenue	£14,750	£6,386.75
Rear of 16-18 Island Farm Avenue	£13,750	£5,953.75

This is based on the standard rate of 43.3p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

Viewing: By appointment through sole agents:

BONSORS Tel. No. 020 8546 0022

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is <u>exclusive</u> of VAT where applicable

Energy Performance Certificate



Non-Domestic Building

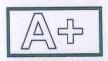
Kalex International Ltd 16-18 Island Farm Avenue WEST MOLESEY KT8 2UZ Certificate Reference Number:

0950-3937-0399-5210-0024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO, emissions

A 0-25

B 26-50

C 51-75

D 76-100

= 101-125

= 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:

Natural Gas

Building environment:

Heating and Natural Ventilation

Total useful floor area (m²):

513

Building complexity (NOS level):

4

Building emission rate (kgCO₂/m²):

76.08



This is how energy efficient the building is.

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

72

If typical of the existing stock