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# FOR SALE

## INDUSTRIAL / WAREHOUSE PREMISES

**5,611 sq ft (521.5sq m)**

***\*Price reduced for early sale\****



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

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**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 Hershaw 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:

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

**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:

|                                  | <b>Rateable Value</b> | <b>2011-2012<br/>Rates Payable</b> |
|----------------------------------|-----------------------|------------------------------------|
| 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 exclusive 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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 77

This is how energy efficient the building is.

Less energy efficient

### Technical information

|  |                                 |
|--|---------------------------------|
| Main heating fuel:   | Natural Gas                     |
| Building environment:  | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ):                   | 513                             |
| Building complexity (NOS level):                             | 4                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): | 76.08                           |

### Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

72 If typical of the existing stock