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TO LET

INDUSTRIAL/WORKSHOP UNIT

Approx 1,577 sq ft (146.5 sq m)



UNIT K
RIVERDENE BUSINESS PARK
MOLESEY ROAD
HERSHAM KT12 4RG

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.

**Unit K, Riverdene Business Park,
Molesey Road, Hersham KT12 4RG**

Location: The Riverdene Business Park is located close to the junction of Molesey Road and the A244 Hersham by Pass/Esher Road approximately 200 yards from Hersham village centre. Access to the A3 is approximately 3.5 miles to the east via Esher. Hersham is also mid way between junctions 10 (Wisley) and 11 (Chertsey) of the M25. Both Walton and Hersham railway stations are close by.

Description: Unit K comprises a small ground floor industrial/workshop unit with a floor to ceiling height of 8ft (2.4m), on the Riverdene Business Park. The property has a three phase electricity supply, mains gas and water connections, two WCs., and a single car parking space. Additional parking is available in the communal car park at the front of the Estate.

Accommodation: Unit K has an approximate total gross internal floor area of 1,577 sq ft or 146.5 sq m.

Rating Rateable Value: £9,800.00 Rates Payable for Year 2012/13: £4,488.40
Assesment: This is based on the current full rate in the Pound of 45.8p and other supplements or reliefs may apply. Please contact Elmbridge Borough Council for more information on 01372 474474.

Terms: Unit K, Riverdene Business Park is available to let on a new full repairing and insuring lease for a term of up to five years.

Rent: £14,500.00 per annum exclusive. Vat will apply to the rent.

Legal Costs: The ingoing tenants are to be responsible for both parties legal costs incurred in the transactions.

Viewing: Strictly by appointment with sole agents.

**Andrew Pollard
Bonsors
0208 546 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
3. Rates information is believed to be correct but interested parties should check with rating authority.

Energy Performance Certificate

Non-Domestic Building



Unit K
Riverdene Business Park
Molesey Road, Hersham
WALTON-ON-THAMES
KT12 4RG

Certificate Reference Number:
0290-1969-0312-8300-3070

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

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 103 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 ²):	296
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	21.56

Benchmarks

Buildings similar to this one could have ratings as follows:

45 If newly built

121 If typical of the existing stock