

## Units 1 & 2/3, 55 Central Avenue West Molesey, Surrey KT8 2QZ

lot 13

Freehold (and Virtual Freehold)  
Industrial Investment

- Majority let to Chelsea Technologies Group Limited (with guarantee)
- Chelsea Technologies in occupation for at least 20 years

- Units 2/3 approximately 1,592.32 sq m (17,140 sq ft)
- Situated on established industrial estate
- Nearby occupiers include Lock & Leave, IPS Specials, TileCo Group and Seat

Rent  
**£75,050**  
per annum  
exclusive



### Location

Miles: 4 miles south-west of Kingston-upon-Thames  
7 miles south-west of Richmond

14 miles south-west of Central London

Roads: A308, M3 (Junction 1), M25 (Junction 11)

Rail: Hampton Court Rail Station (Approximately 35 minutes direct to London Waterloo)

Air: London Heathrow Airport

### Situation

The property is situated on West Molesey Industrial Estate, an established industrial/trade counter area within the M25, 14 miles south-west of Central London. West Molesey Industrial Estate is located off Walton Road and Molesey Road between Hampton Court and Walton-on-Thames, to the east of Junction 1 of the M3.

The property is well located on the west side of Central Avenue, the main arterial road through the industrial estate. Nearby occupiers include Lock & Leave, IPS Specials, TileCo Group and Seat.

### Description

The property comprises two light industrial units (Unit 1 sold on a 999 year lease) with Units 2/3 comprising a ground floor warehouse and ancillary accommodation.

### Tenure

Freehold and Virtual Freehold for a term of 999 years from 15th October 1992 at a peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground (Units 2/3)	Warehouse/ Ancillary	1,592.32 sq m	(17,140 sq ft)	<b>CHELSEA TECHNOLOGIES GROUP LIMITED (1) guaranteed by Chelsea Technologies Limited (2)</b>	5 years from 25/12/2012 on a full repairing and insuring lease (3)	£75,000	24/12/2017
Ground (Unit 1)	Warehouse/ Ancillary	–	(–)	<b>PE ALDERSON &amp; RG ALDERSON (c/o Brunel Trustees Limited)</b>	999 years from 15/10/1992	Peppercorn	
Sub-Station		–	(–)	<b>SOUTH EASTERN POWER NETWORKS PLC</b>	99 years from 17/09/1987	£50	
<b>Totals</b>		<b>1,592.32 sq m</b>	<b>(17,140 sq ft)</b>			<b>£75,050</b>	

(1) Established for more than 50 years, Chelsea Technologies Group (CTG) specialise in the design and manufacture of a range of sensors & systems for the marine, environmental, defence, homeland security & industrial process control markets (Source: www.chelsea.co.uk)

(2) For the year ending 31st March 2014, Chelsea Technologies Group Limited reported a total net worth of £1,093,972. (Source: www.riskdisk.com 19/12/2014)

(3) The lease is subject to a photographic schedule of condition.

### For further details please contact:

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### Buyer's Legal Report Service

#### Dentons UKMEA LLP

Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

#### Harbottle & Lewis LLP

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