

For Sale

Long Leasehold Industrial/Business Unit



UNIT C2 ALPHA HOUSE, ALPHA PLACE, GARTH ROAD, MORDEN SM4 4TQ

On the instructions of the Joint Liquidators of JF Customs Limited

GIA: 3,205 sq ft (297.68 sq m)

LOCATION

Located within an established industrial area on Garth Road, approximately half way between Morden Lane and the A24, The area benefits from good road communications with the A3, A24 and A217 in close proximity.

The unit is situated to the rear of Alpha House, a large industrial building which has been sub-divided into five units, and is accessed via a shared roadway from Alpha Place.

There is parking to the front of the unit, with two designated spaces and a roller shutter loading bay.

SITE AREA

The approximate Site Area, which has been scaled from the Ordnance Survey Plan is 0.021 Ha (0.052 acres).



DESCRIPTION

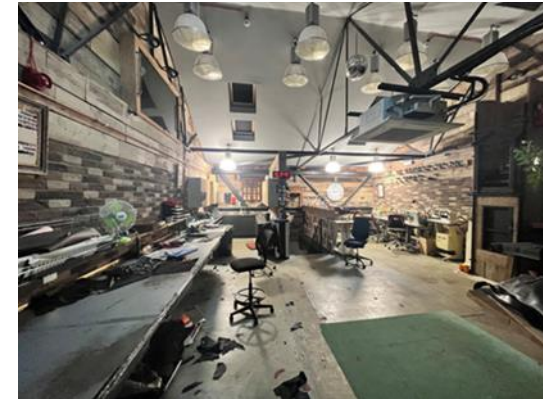
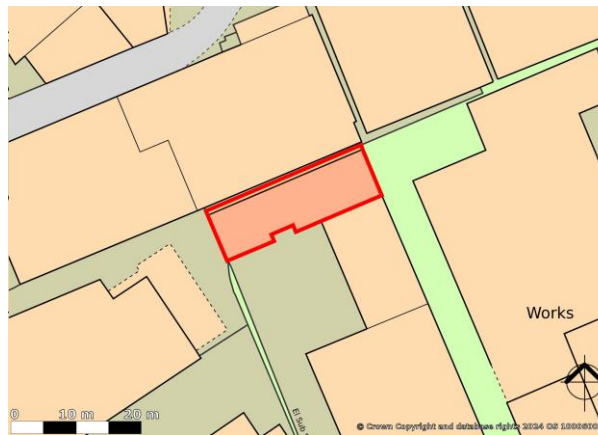
The property comprises a two storey, semi-detached industrial premises/business unit situated within Alpha House.

The property has been fitted out to a good specification to provide a unique office/workshop/warehouse unit comprising ground floor warehouse accommodation and first floor offices/workshop. There is a shower room and kitchenette at ground and a fully fitted kitchen and WCs at first floor level. Mezzanine floors have been installed to both the ground and first floors providing additional storage space.

There is three phase power to the unit with central heating and comfort cooling.

A storage room, accessed externally at first floor level, is provided to the side of the unit.

Maximum eaves height 3.85m.



ACCOMMODATION

The property provides the following approximate accommodation:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor Warehouse	154.48	1,663
Ground Floor Mezzanine	55.10	593
First Floor Office/Workshop	143.28	1,542
First Floor Mezzanine	47.74	514
First Floor Store	20.04	216
Total	420.65	4,528

ESTATE CHARGE

There is a contribution in respect of the upkeep and maintenance of the shared access road.

USE CLASS

Use Class B2

BUSINESS RATES

The rateable value of the property is £29,250

EPC

EPC Rating E (82). Copy available upon request.

TENURE

The property is held long leasehold for a term of 999 years from 4th May 2007 at a peppercorn ground rent.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

We understand that the property is elected to tax and VAT will therefore be applicable to the purchase price.

All prices are quoted exclusive of VAT.

GUIDE PRICE

£600,000

CONTACTS:

For further information or to arrange a viewing please contact:

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