

METROPLEX PARK

Tolworth KT6 7QD

- › 6 new industrial/warehouse units
- › 6,707 - 18,117 sq ft
- › Potential savings of up to £1.15 per sq ft per annum through use of PVs*
- › Available to occupy now

For sale/To let



Chancerygate **BRIDGES**
a dream company

METROPLEX PARK

Set within the established employment area of Red Lion Business Park, off Red Lion Road.

Capable of servicing inner London, Chessington, Surbiton, Kingston Upon Thames, Heathrow and Gatwick airports.

Quick access onto the A3 Kingston Bypass and on to Junction 10 of the M25.

Accommodation

All areas are measured on a GEA (Gross External Area) basis.

Unit	Ground Floor (sq ft)	First Floor offices (sq ft)	Total Area (sq ft)	Minimum Cubic Area (m³)
1	5,906	1,563	7,469	3,407
2	5,505	1,434	6,939	3,224
3	5,364	1,343	6,707	3,224
4	6,178	1,522	7,700	3,686
5	15,794	2,323	18,117	12,677
6	LET			
7	LET			
8	LET			
9	5,477	1,562	7,039	2,022
Total			70,303	

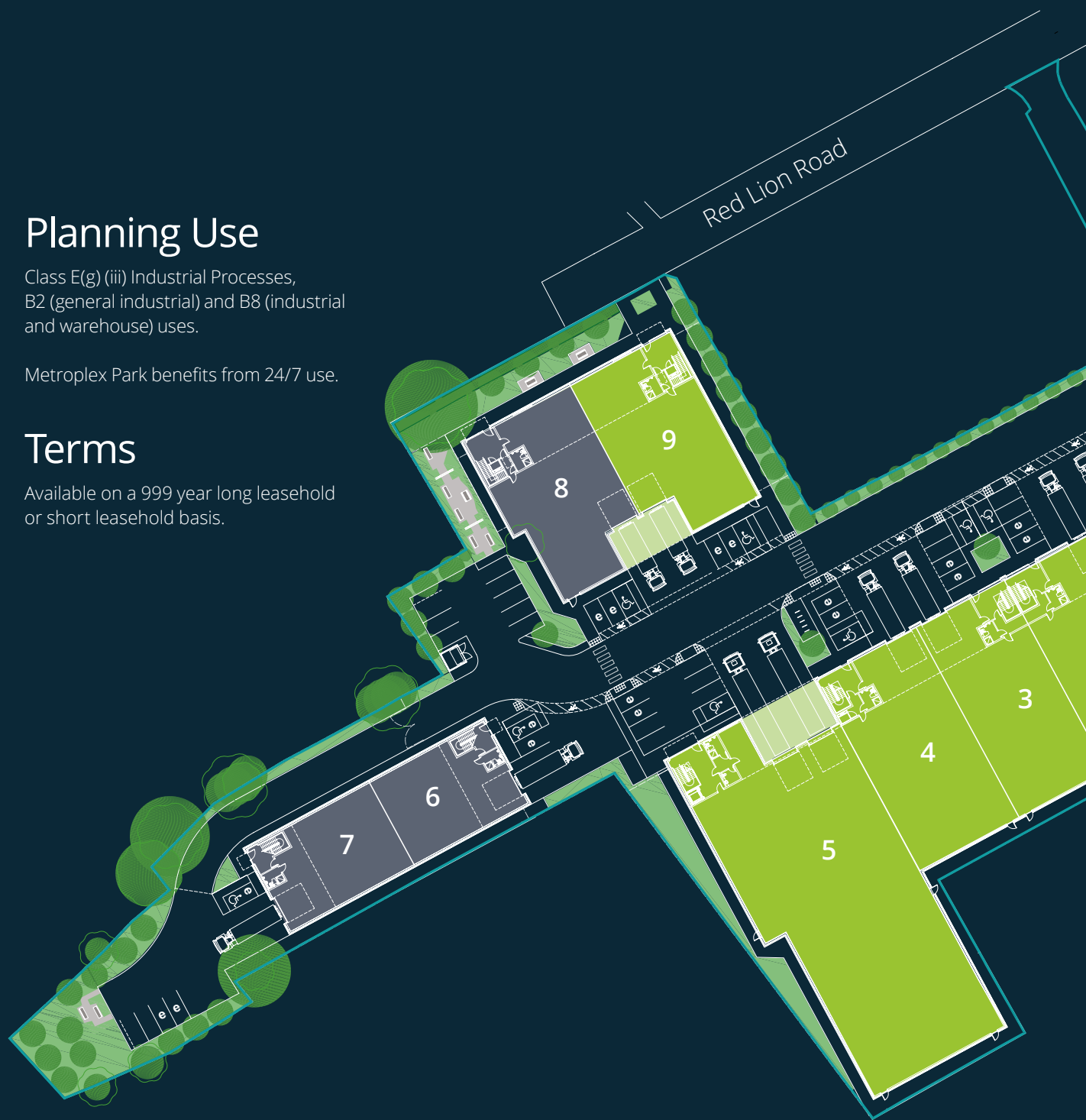
Planning Use

Class E(g) (iii) Industrial Processes, B2 (general industrial) and B8 (industrial and warehouse) uses.

Metroplex Park benefits from 24/7 use.

Terms

Available on a 999 year long leasehold or short leasehold basis.





◀ Central London

A3

M25 Junction 9 and 10 ▶

1
2

Industrial and Warehouse Units 1-4

6,707 up to 28,815 sq ft (units 1-4 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.



Comfort cooling/
heating



Fitted first
floor offices



WCs and
shower facilities



8.5m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



Excellent cubic
capacity



11.6m
yard depth



Electric car
charging points



Bicycle storage

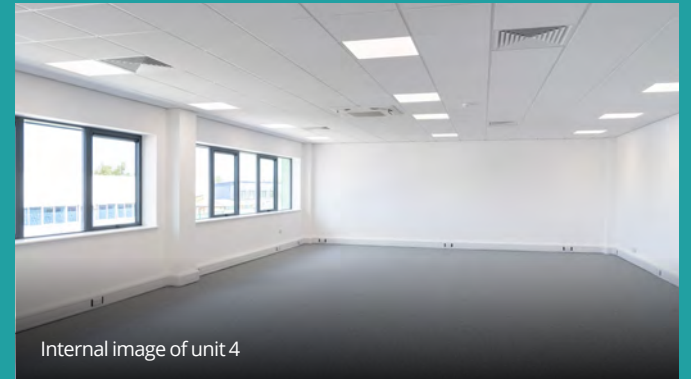


Ability to
combine units

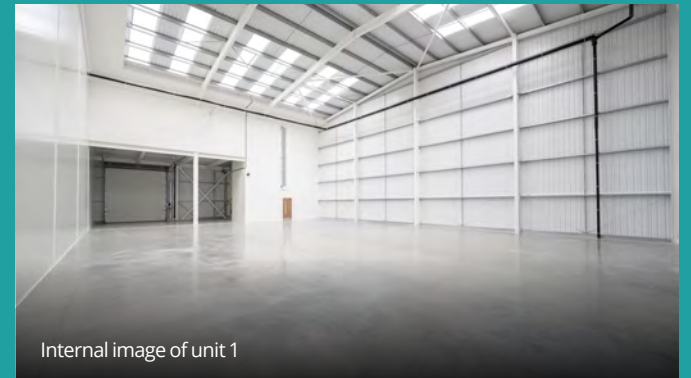




METROPLEX PARK



Internal image of unit 4



Internal image of unit 1



Internal image of unit 3

Industrial and Warehouse Unit 5

18,117 sq ft

General Specification

Flexible industrial/warehouse unit with fully fitted first floor offices.



Comfort cooling/
heating



Fitted first
floor offices



WCs and
shower facilities



10m clear
internal height



50kN sq m
floor loading



Electric
loading doors



Excellent cubic
capacity



19m
yard depth



Lift



Electric car
charging points



Bicycle storage

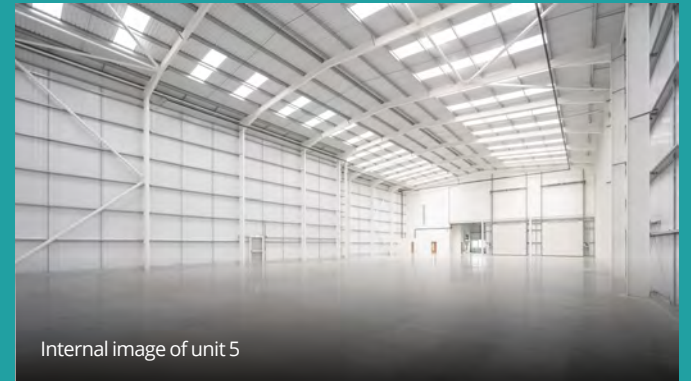


Kitchenette





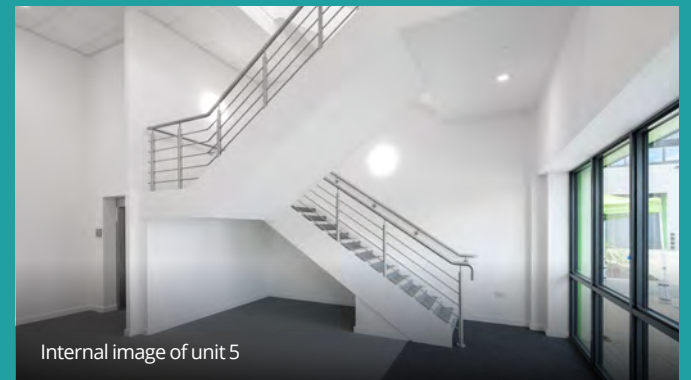
METROPLEX PARK



Internal image of unit 5



Internal image of unit 5



Internal image of unit 5

Industrial and Warehouse Unit 9

7,039 sq ft

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.



Comfort cooling/
heating



Fitted first
floor offices



WCs and
shower facilities



24/7 access
available



Bicycle storage



12 year collateral
warranty available



6.5-7.8m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



Electric car
charging points



Lift

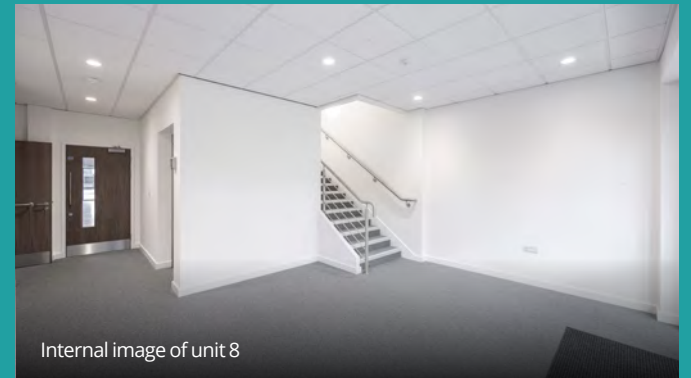




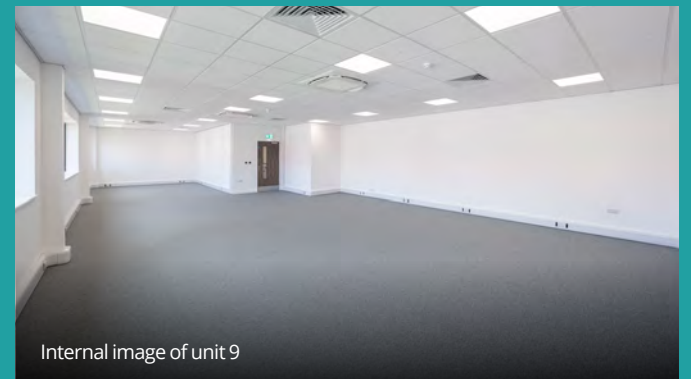
METROPLEX PARK



Internal image of unit 8



Internal image of unit 8



Internal image of unit 9



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Occupiers at Metroplex Park will benefit from the following green credentials which minimises the scheme's carbon footprint on the surrounding local environment.



External amenity area



External amenity area

Potential savings of up to £1.15 per sq ft per annum through use of PVs*

Photovoltaic panels on all units

Highly efficient LED lighting



BREEAM
'Excellent'

EPC A+

A Net Zero
Carbon for
Regulated
Energy
Scheme

15%
warehouse roof
lights increasing
natural daylight

Landscaping
including
native and
non-native
species

Low
speed limit
restrictions to
reduce
emissions

Exterior
and interior
cycle storage to
encourage
cycling to
work

Active
and passive
electric vehicle
charging
points

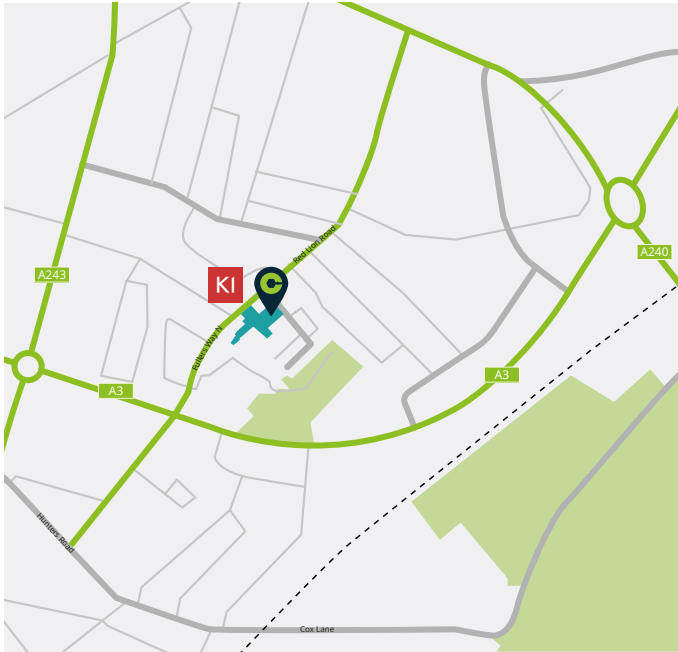
Low air
permeability
design

Air source
heat pumps

High
performance
insulated cladding
and roof
materials

*Based on using current energy prices as of November 2023 and assuming 100% of PV generation is used.

METROPLEX PARK



metroplexpark.co.uk

Travel Distances

Road:

A3	0.2 miles
M25 (J9)	5 miles
M25 (J10)	9 miles
Chessington	2.1 miles
Kingston	3.4 miles
Wimbledon	5.6 miles
Richmond	7.2 miles
Central London	12 miles

Rail:

Tolworth Railway Station	1.3 miles
Surbiton Railway Station	1.6 miles

(The  bus route provides a direct service to Metroplex Park)

Airport:

Heathrow	12 miles
Gatwick	25 miles

Red Lion Road
Tolworth, London
KT6 7QD

 riches.former.area

More information available
through the joint marketing agents:



Melinda Cross 07748 267748
melinda.cross@jll.com

Sebastian Deacon-Jackson 07711 938967
s.deacon-jackson@jll.com



Marco Baio 07752 473964
mb@cogentre.co.uk

Will Norman 07796 774436
wn@cogentre.co.uk



Nic Pocknall 07770 416219
nic.pocknall@hurstwarne.co.uk

Will Gelder 07917 569111
will.gelder@hurstwarne.co.uk

Mark Leah 07769 973371
mark.leah@hurstwarne.co.uk

A development by:

BRIDGES
Chancerygate
a dream company

Matthew Connor 07968 918804
mconnor@chancerygate.com

Tom Faulkner 07823 330853
tfaulkner@chancerygate.com

Prospective occupiers will not be entitled to apply for a Parking Permit or buy a contract to park within a car park owned or controlled by the Council (other than a person who is a holder of a Disabled Persons Badge).

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. September 2026. 263000.09/26