

# METROPLEX PARK

## Tolworth KT6 7QD

- › 5 new industrial/warehouse units
- › 6,707 - 18,117 sq ft
- › Potential savings of up to £2.11 per sq ft per annum through use of PVs\*
- › Available to occupy now

AVAILABLE  
FOR SALE



Chancerygate

BRIDGES  
Fund Management

# 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	UNDER OFFER			
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	UNDER OFFER			
7	UNDER OFFER			
8	LET			
9	5,477	1,562	7,039	2,022
Total			70,303	

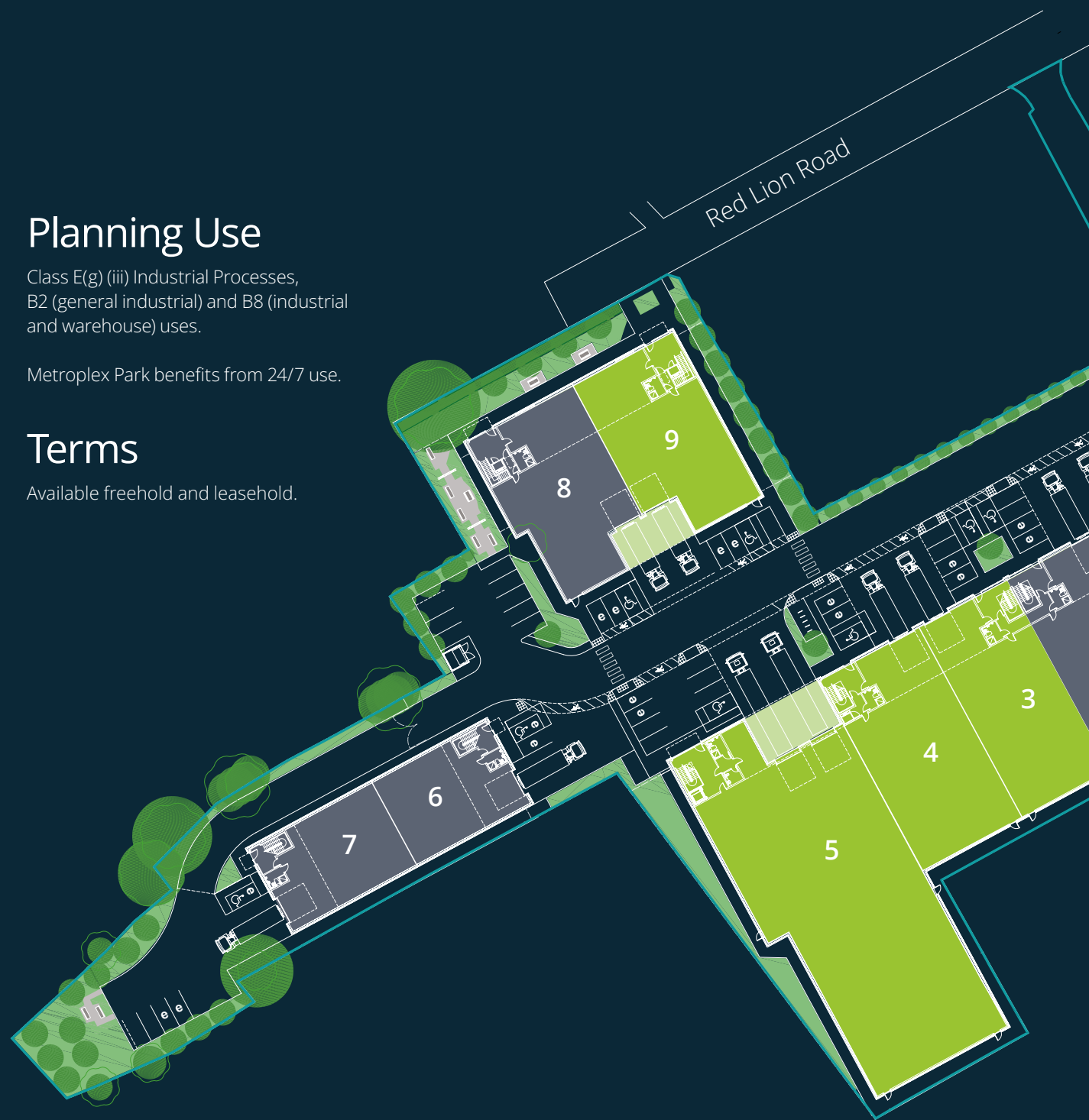
## Planning Use

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

Metroplex Park benefits from 24/7 use.

## Terms

Available freehold and leasehold.







◀ Central London

A3

M25 Junction 9 and 10 ▶





# Industrial and Warehouse Units 1, 3, 4

6,707 up to 14,407 sq ft (units 3-4 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



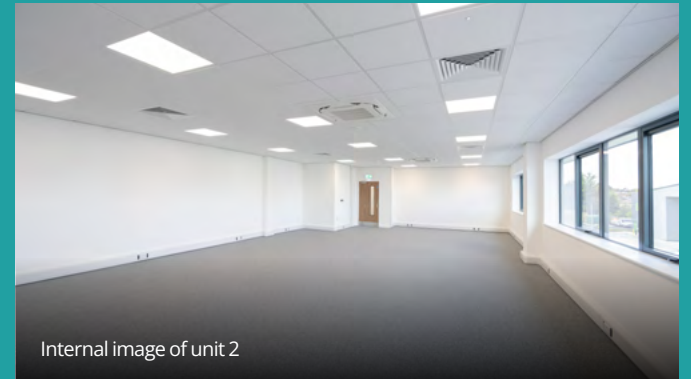
Ability to  
combine units







# METROPLEX PARK



Internal image of unit 2



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



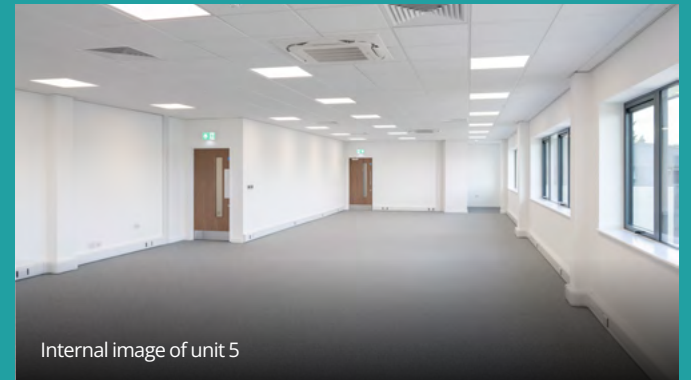




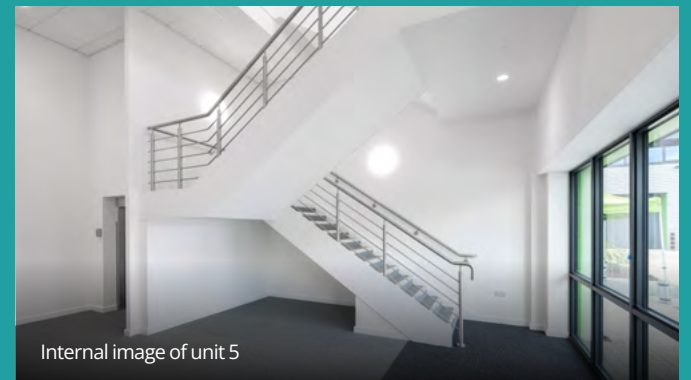
# METROPLEX PARK



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



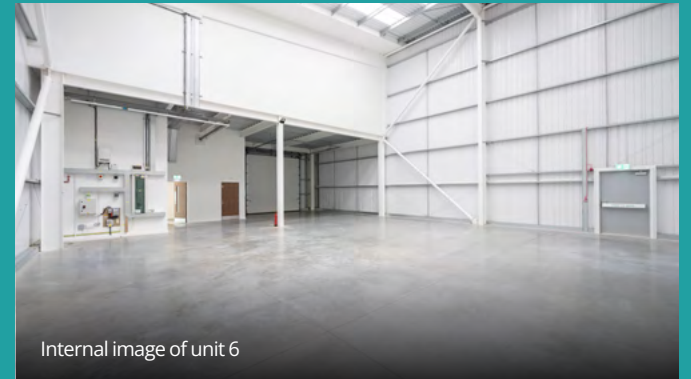
Ability to  
combine units



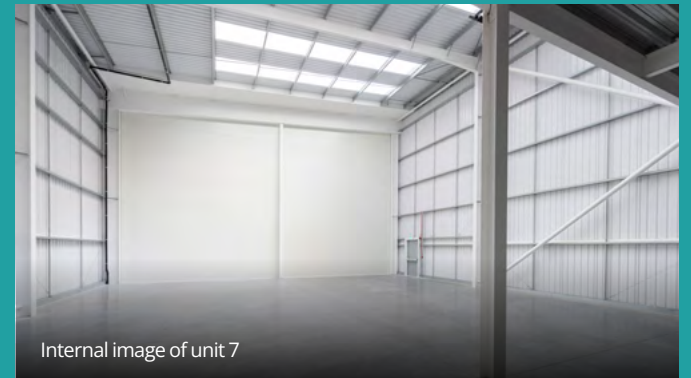




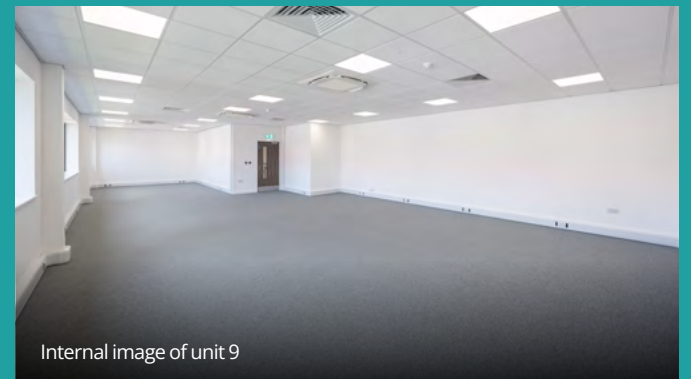
# METROPLEX PARK



Internal image of unit 6



Internal image of unit 7



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 £2.11 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

Air source  
heat pumps

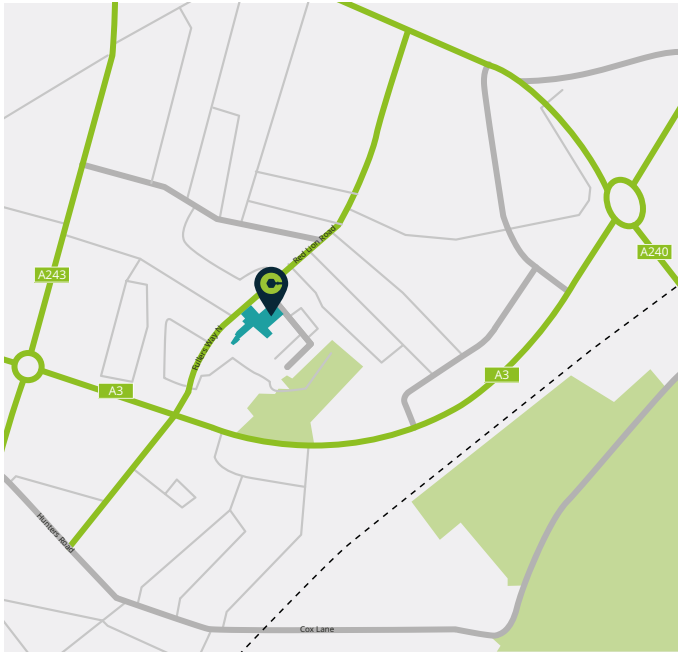
Low air  
permeability  
design

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](http://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

### Airport:

Heathrow	12 miles
Gatwick	25 miles

Red Lion Road  
Tolworth, London  
KT6 7QD

/// [riches.former.area](http://riches.former.area)

More information available  
through the joint marketing agents:



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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. January 2026. 252304.01/26