

SELF-CONTAINED INDUSTRIAL WAREHOUSE/TRADE COUNTER UNIT TO LET

AVAILABLE FULLY REFURBISHED FROM JAN-27

COGENT
REAL ESTATE



TYPHOON, OAKCROFT ROAD, CHESSINGTON INDUSTRIAL PARK, LONDON, KT9 1RH
20,134 SQ FT / 1,869 SQ M

TO LET

COGENTRE.CO.UK

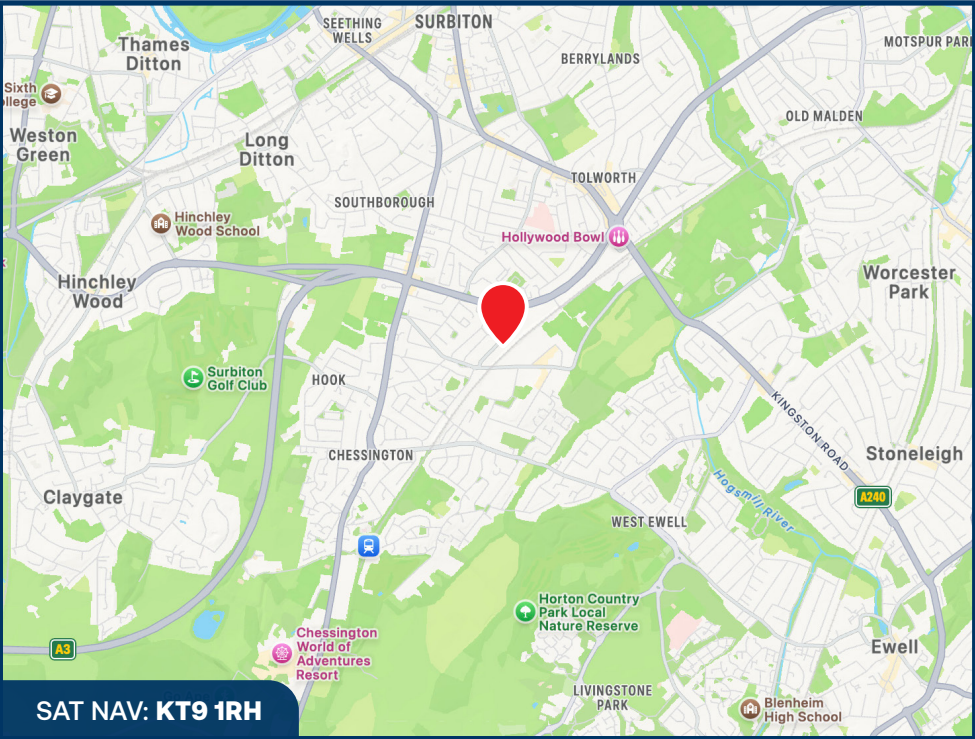
(CGI of the proposed refurbished warehouse)

LOCATION

Typhoon is located in the London Borough of Kingston upon Thames, a well-established hub for industrial and warehouse operations in South West London. The property is strategically positioned 13 miles south west of Central London, 3 miles south of Kingston upon Thames.

The location offers exceptional transport connectivity, sitting adjacent to the A3, which provides direct links to Central London and the M25 motorway. Junctions 9 and 10 of the M25 are located 5 and 10 miles to the south west, facilitating easy access to the wider motorway network.

Public transport connections are also strong, with Chessington North and Tolworth railway stations, both within walking distance, providing frequent services to London Waterloo in approximately 35 minutes.



CONNECTIVITY

The property benefits from excellent rail connectivity with the following stations all within walking distance:

RAIL / UNDERGROUND	DISTANCE	WALK TIME
Chessington North	0.6 miles	12 minutes
Tolworth	0.7 miles	14 minutes
Chessington South	1.2 miles	24 minutes
Surbiton	1.5 miles	30 minutes



SITUATION

The property is situated three miles south of Kingston town centre, benefitting from a highly accessible position on Oakcroft Road, within Chessington Industrial Park. The Tolworth junction of the A3 lies just one mile to the east, providing swift connectivity to South West London.

DESCRIPTION

The property comprises a detached industrial warehouse/trade counter unit situated on a self-contained site. The property benefits from low site coverage, providing extensive yard space and ample on-site car parking.

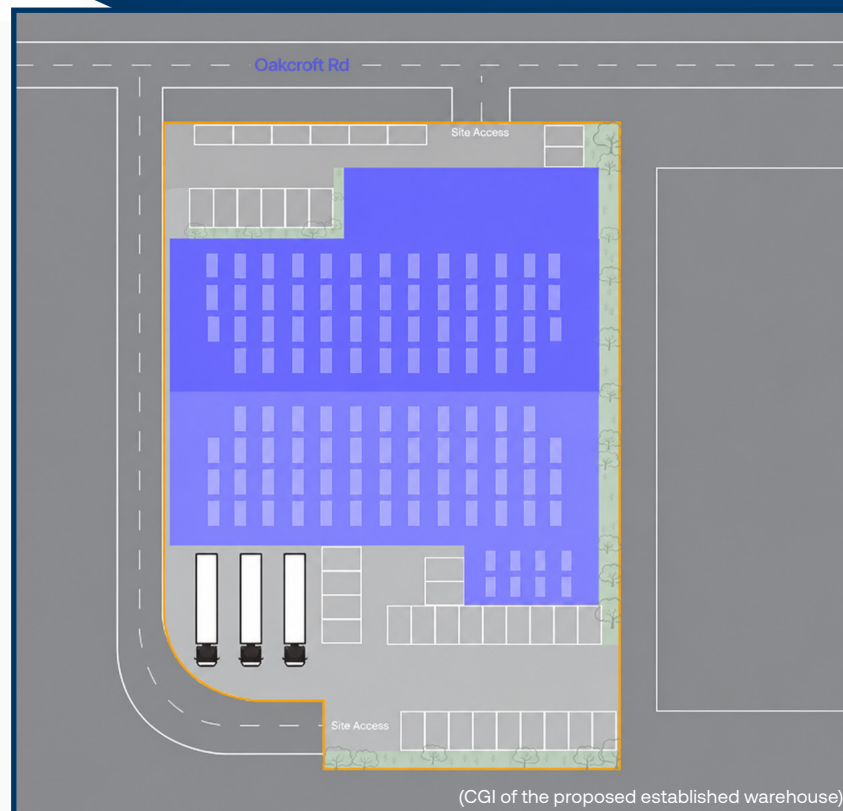
ACCOMMODATION

TYPHOON	SQ FT	SQ M
Warehouse	15,675	1,456
Mezzanine	660	61
Offices	3,799	352
TOTAL	20,134	1,869

SITE

The site extends to a total area of 0.9 acres (0.36 Ha), providing approximately 50% site coverage.

SITE PLAN



SPECIFICATION

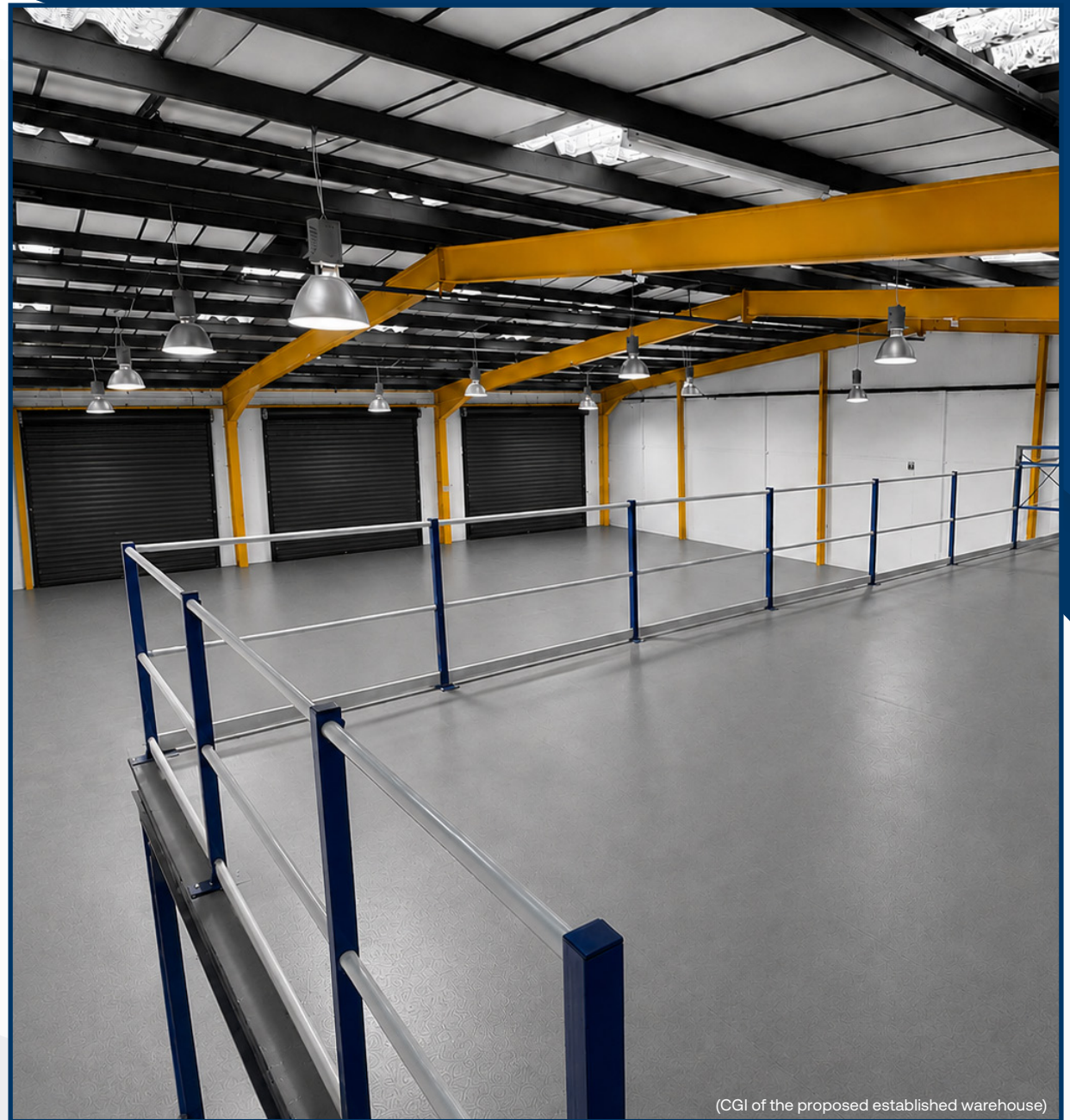
- Fully refurbished
- Self-contained yard
- 3 Level access doors
- 38 Car parking spaces
- 6m Eaves height
- 24/7 Access
- 3-Phase power
- Mains Gas
- LED lightning
- GF/FF offices
- X3 Kitchenettes for office and warehouse



(CGI of the proposed established warehouse)



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(CGI of the proposed established warehouse)

EPC

Currently C68.

TERMS

A new lease is available on terms to be agreed.

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

LEGAL COSTS

Each party to bear their own legal costs.

RATES

We advise all parties to seek advice from the Valuation Office Agency.

VAT

All pricing is subject to VAT.



(CGI of the proposed established warehouse)

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact Cogent Real Estate on the details below:

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