



5,651 SQ FT
(524.99 SQ M)



GROUND
LEVEL ACCESS
LOADING DOOR



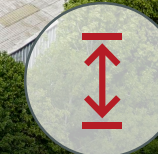
3 PHASE
POWER



LED
LIGHTING



DUAL
COOLING /
HEATING



MAXIMUM
HEIGHT
OF 6.7M



FIRST
FLOOR
OFFICES



7 CAR
PARKING
SPACES

FULLY REFURBISHED MID TERRACE UNIT

TO LET

LOCATION

Chessington Park Industrial Estate is located in an affluent pocket of SW London. The estate lies 1 mile to the south of the Tolworth roundabout junction of the A3 and the A240. Epsom is approximately 2 miles to the south with Wimbledon 5.5 miles to the north. Tolworth station lies 1 mile to the north and has services to London Waterloo, Wimbledon and West Chessington. The local area has a mixture of trade occupiers, food preparation/distribution businesses and last mile delivery occupiers.

The units benefit from being ¼ mile from the A3 which links to both the M25 at junction 10 (6 miles) and to central London (15 miles).

ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE AND RECEPTION	5,106	474.36
FIRST FLOOR OFFICES	545	50.63
TOTAL	5,651	524.99



DESCRIPTION

Unit 3 is a mid-terrace modern warehouse unit of steel portal frame construction with blockwork and profile clad elevations.

The unit has a generous loading apron with spaces for 7 cars. The warehouse is accessed via a loading door measuring 5m by 5m.

The unit has been fully refurbished.



TERMS

The unit is available on a new lease to be agreed, direct from the landlord.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, the agents will be required to undertake ID checks for all interested parties.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Occupiers are invited to make their own enquiries.

EPC

Available on request.

VIEWINGS

Strictly by appointment via the joint sole agents:



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