



FOR SALE

10,686 SQ FT WAREHOUSE/TRADE COUNTER ON 0.55 ACRE SITE
HUWS GRAY BUILDER'S MERCHANT, COX LANE, CHESSINGTON
INDUSTRIAL ESTATE, CHESSINGTON, KT9 1SG

SW
**Sanderson
Weatherall**



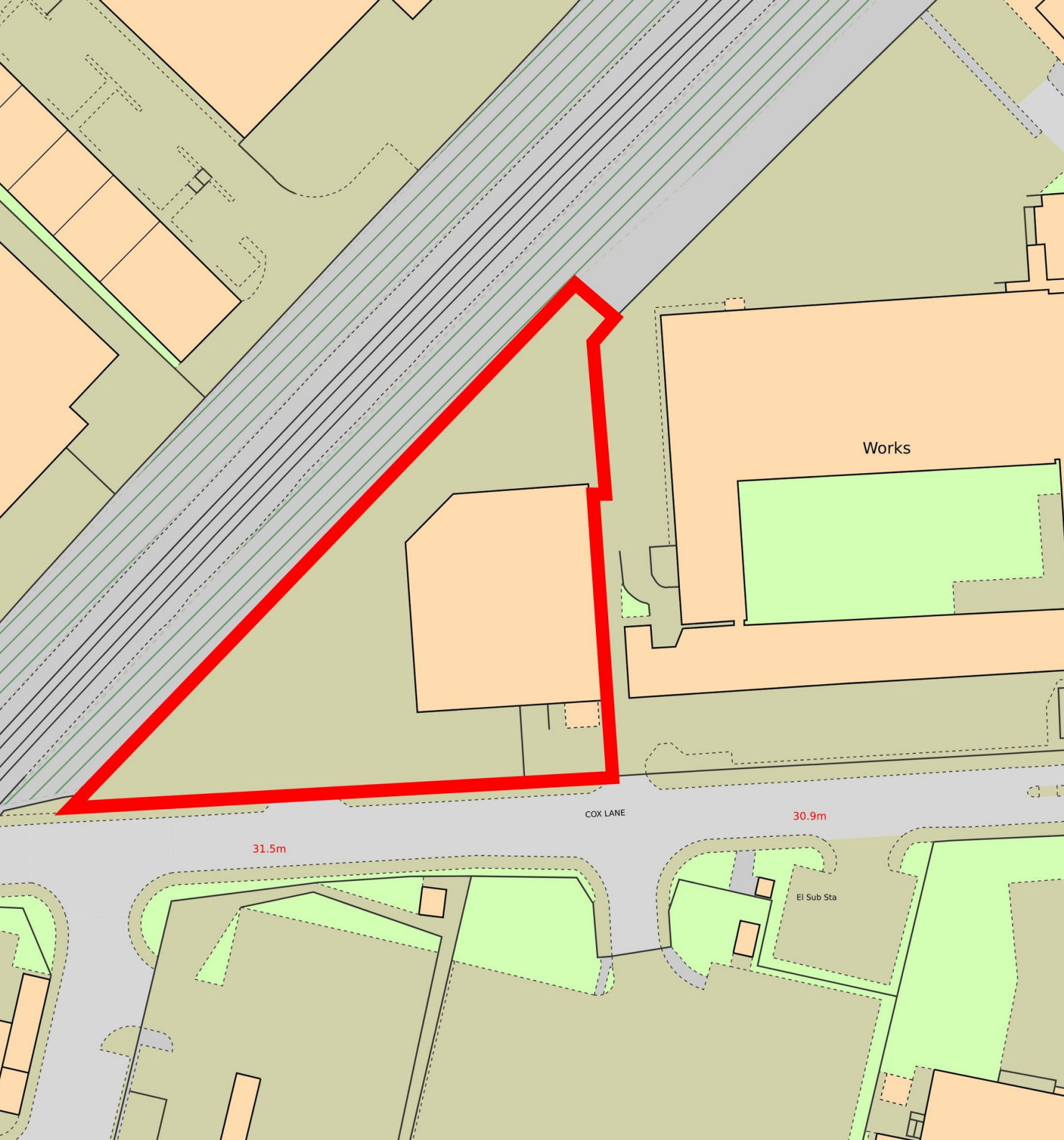
Key Features:

- Extensive frontage to Cox Lane
- Full height roller shutter with level access: width 7.41m x height 4.39m
- 4.39m to the underside of the haunch rising to 6.76m at the apex
- Self-contained hardstanding yard

Location

The property is located on Chessington Industrial Estate approximately 3.7 miles south of Kingston upon Thames and 3.3 miles north of Epsom. The subject property is on the north side of Cox Lane. Chessington Industrial Estate is one of the primary industrial estates in the area. Occupiers on the Estate include Selco, Screwfix, Howdens, Big Yellow, West One Bathrooms, Evri, and Oliver Bonas.

Road: Via the A3, A240 and A243. The A3 provides direct access into central London to the north (approximately 14.7 miles) and Junction 9 of the M25 to the south (approximately 4.6 miles).



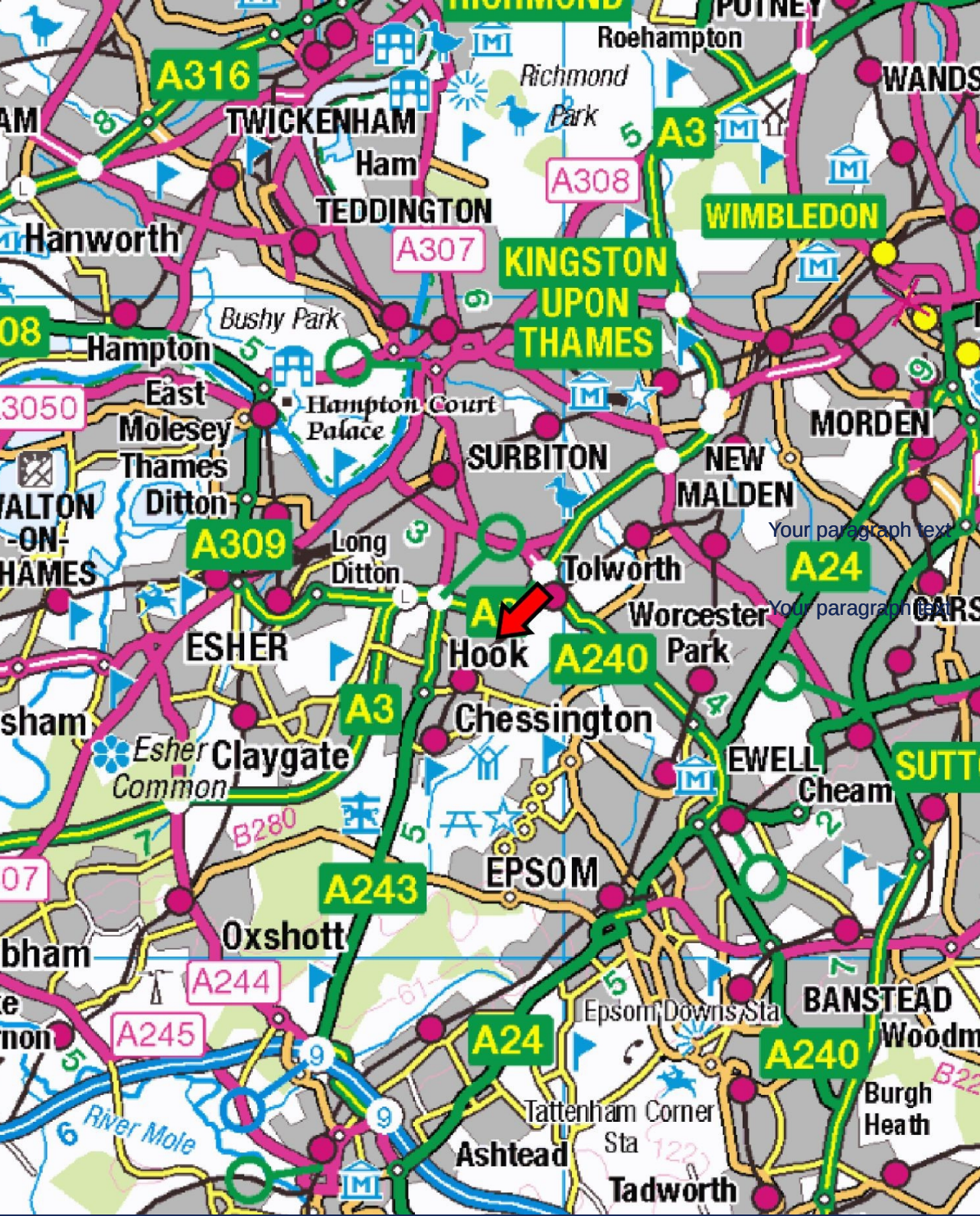
Rail: Frequent rail services from Chessington North and Tolworth stations into Waterloo. Tolworth also connects directly to Clapham Junction, Wimbledon and Raynes Park.

Bus: There are bus routes serving Chessington Industrial Estate with stops on Cox Lane with frequent connections to and from Kingston-upon-Thames.

Description

The property consists of a detached warehouse and yard. The site is broadly triangular and is approximately 0.55 acres. It has extensive frontage onto Cox Lane and is enclosed with palisade fencing. The building is of brick construction with a pitched roof. It is arranged as a warehouse, retail/trade counter area, and mezzanine.

The retail/trade counter area has been divided to provide a retail area, office, and store/workshop. It has a suspended ceiling with lighting panels. There is a roller shutter on the west elevation, the approximate dimensions are width: 7.41m x height: 4.39m. The mezzanine sits above the retail/trade counter area and consists of storage, kitchen/staff room, and male and female WC's.



The yard has a hard standing surface and is used for deliveries, storage and customer parking.

Accommodation

Description	Sq M	Sq Ft
Warehouse	437.87	4,713
Trade Counter/Retail	392.17	4,221
Mezanine approximate net usable area	162.74	1,752
Total	992.78	10,686
Total Site Area	0.22 hectares	0.55 acres



Energy Performance Certificate (EPC)

An EPC has been commissioned.

Services

We understand that all mains services are available and connected. All fixtures, fittings, and services remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

Rateable Value

The property has a rateable value of £83,000.

Tenure

Freehold

Price

Offers in excess of £2,150,000

VAT

VAT is applicable and will be payable at the prevailing rate.



Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

Viewing strictly by appointment with the agent:-

For further information, please contact:

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OR

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May 2025



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