

# Chertsey Industrial Park



Ford Road, Chertsey  
KT16 8HU

**TO LET**

**Modern B1/B2 and B8 Warehouse/Industrial Unit**

3,396 sq ft  
(316 sq m)



[chertseyindustrialpark.co.uk](http://chertseyindustrialpark.co.uk)



Gated and fenced secure estate



7 metres to underside of haunch



Mezzanine installed, with 5kN floor loading



3-phase power supply



Electric loading doors



Allocated parking



Cycle storage



Electric vehicle charging points



Secured by Design



30 kN ground floor loading



All utility services installed



10% rooflight coverage



1 loading bay per unit



High performance / low maintenance insulated cladding and roofing panels



EPC A rating



Sustainable drainage system (SUDS)





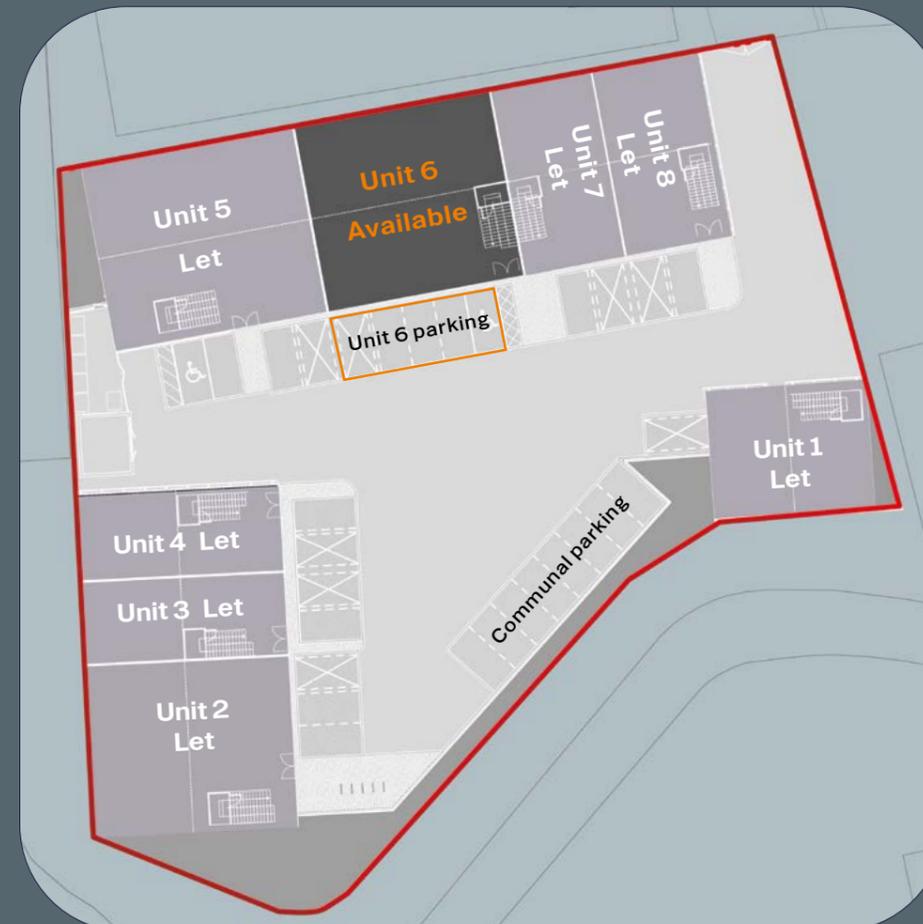
Computer generated image Unit 6



## Availability

<b>Unit 1</b>	Let to ECO Glow Ltd
<b>Unit 2</b>	Let to H & C Holdings Ltd
<b>Unit 3</b>	Let to Surrey Motorcycles Ltd
<b>Unit 4</b>	Let to Experience Interactive Ltd
<b>Unit 5</b>	Let to London School of Diving
<b>Unit 7</b>	Let to Euro Pastry
<b>Unit 8</b>	Let to London Metal Projects Ltd

Unit 6	sq m	sq ft
Ground	210.0	2,260
Mezzanine	105.5	1,136
<b>Total</b>	<b>315.5</b>	<b>3,396</b>



## Terms

The properties are offered to let on full repairing and insuring leases for a term to be agreed.  
Rent on application.

# Location

Chertsey Industrial Park is located on Fordwater Trading Estate, which is outside of the new Low Emission Zone (LEZ).

M25 Junction 11 is approximately 2 miles from the Industrial Park and provides access to the motorway network.

Chertsey rail station is a 1 mile drive.

Chertsey Town Centre is within approximately 0.75 miles and offers a range of local and financial amenities including Sainsbury's, Costa, Pizza Express and Travelodge.



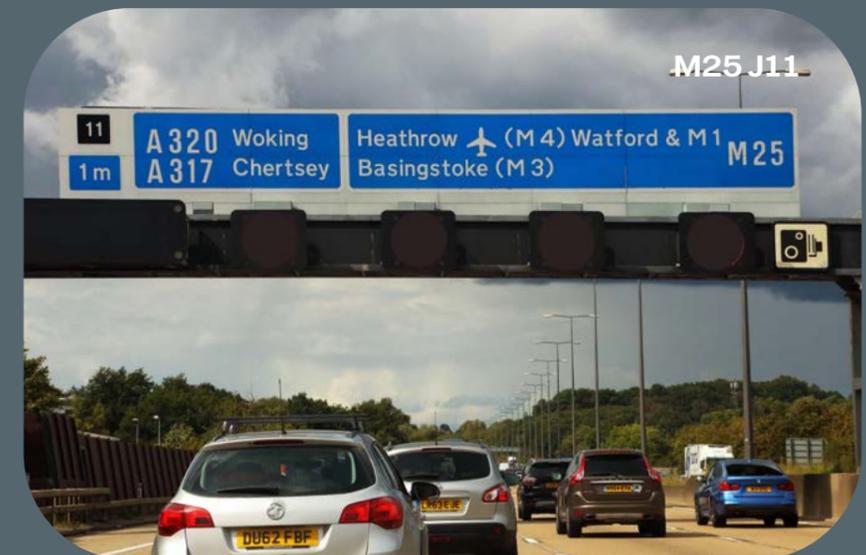
# Travel distances / times

Road	miles
Chertsey rail station	1
M25 (J11)	1
M3 (J2)	4
A3	9
Heathrow Airport T5	10
London	25
Gatwick Airport	33

Rail	mins
Staines	22
Guildford	50
London Waterloo	53
Reading	62

Travel times from Chertsey rail station

Sources:  
Google maps thetrainline.com



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## Viewing



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