



To Let

Light Industrial Warehouse Unit Within Close Proximity to A3

- Full height electric roller shutter door to the unit
- 3 Phase Power
- Ample car parking
- Min 5.56m height to underside of haunch

Unit 10, Chessington Park Industrial Estate

Lion Park Avenue, Chessington, KT9 1ST

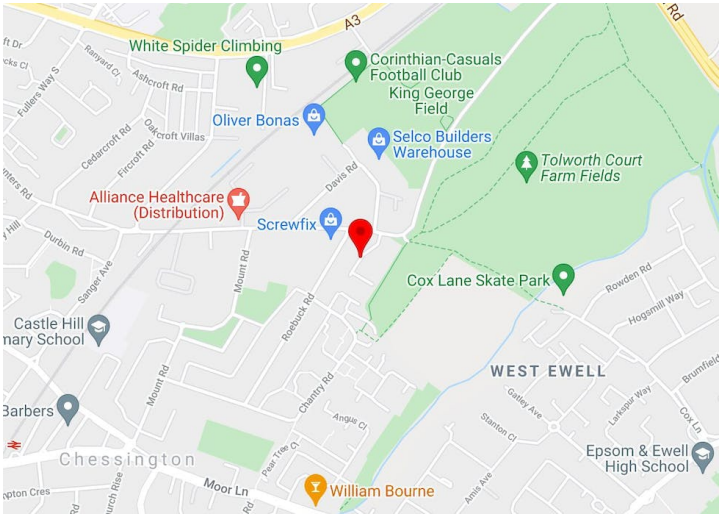
6,899 sq ft

640.94 sq m

Reference: #80910

Unit 10, Chessington Park Industrial Estate

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Summary

Available Size	6,899 sq ft / 640.94 sq m
EPC	B (45)

Description

The comprehensively refurbished unit is of steel portal frame construction with profile cladding/brickwork to the external elevations. The warehouse benefits from electric roller shutter loading door, 3 phase power, LED lighting and an eaves height of 6.4m. The offices are arranged on ground and first floor and are finished with carpeting, suspended ceilings, LED lighting, dual cooling/heating. The unit has 13 car parking spaces and an electric external charging point.

Location

Chessington Industrial Park is located Lion Park Avenue in the established Cox Lane Business Area to the north east of Chessington. The A3 is approximately one mile to the south west via the A240 Kingston Road and Jubilee Way which provides access to Central London to the north (approx. 14 miles distant) and the M25 (4 miles distant) and Guildford to the south west. Chessington North and Tolworth railway stations are both within walking distance and provide direct access to London Waterloo. The local area has a mixture of trade occupiers, food preparation/distribution businesses and last mile delivery occupiers.

Accommodation

The approximate gross internal area is as follows:

Description	Sq ft	Sq m
Warehouse	5,368	498.70
Office	765.50	71.12
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Total	6,899	640.94

Specification

- Full height electric roller shutter door to the unit
- Minimum 5.56m height to underside of haunch
- 3 phase power
- LED lighting
- Ample car parking

Lease

A new full repairing and insuring lease available

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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