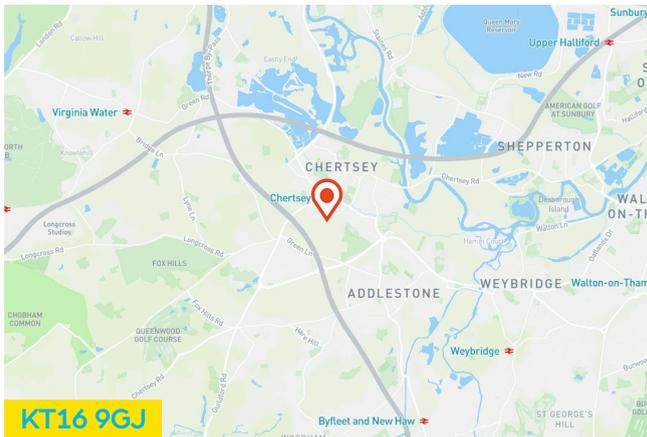


TO LET, INDUSTRIAL, 5,447 SQ FT

**CHERTSEY BUSINESS PARK, HANWORTH LANE, CHERTSEY,
KT16 9GJ**



Modern Industrial/Warehouse Units Offering Flexible Workspace in Chertsey,
Available to Let.



- 2.1 miles from J11 M25
- 20-minute drive time to Heathrow
- Electric loading door
- 3 phase power supply
- Load bearing 37.5 Kn

OVERVIEW

Available Size	5,447 sq ft
Rent	Rent on application
Rateable Value	£82,000
Rates Payable	Based on 2026 figures – Assessment requires a split therefore estimated figure.
Service charge	n/a
EPC	A

DESCRIPTION

Chertsey Business Park offers modern and flexible warehouse units suitable for a wide range of industrial uses, as supported by B1 (c), B2 and B8 planning consent. Unit 4 extends to 5,447 sq ft GIA. The property benefits from LED lighting, 3 phase power supply and an electric roller shutter doors. There is a clear internal eaves height of 8.4m across as well as WC facilities. In total there are 5 demised car parking spaces, including a vehicle turning circle positioned immediately opposite Unit 4. The site itself is secure and situated within a landscaped environment. The scheme was designed with several green initiatives, including electric vehicle charging points, secure cycle parking and high performance insulated cladding and roof materials.

LOCATION

Chertsey is located within the south west of the M25 with excellent transport links to main arterial roads, with 29-minute drive time to Heathrow. Chertsey Business Park is situated on Hanworth Lane, within the most centrally located industrial area in Chertsey. The property is within walking distance to the high street and railway station.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground – Ground	4,155	386.01	Available
Mezzanine – Mezzanine	1,292	120.03	Available
Total	5,447	506.04	



VIEWING & FURTHER INFORMATION

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