



UNITS 2, 5 & 6 SILVERGLADE BUSINESS PARK, LEATHERHEAD, CHESSINGTON KT9 2QL

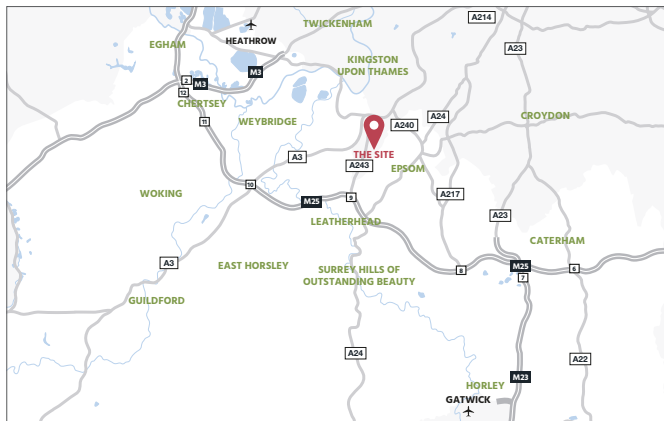
5,900-25,800 sq ft industrial/warehouse units

Warehouse/Industrial

- Steel portal frame construction
- Minimum height of 5.5m in warehouse /industrial area
- Single roller shutter door to each unit
- 3 phase electricity

First Floor Offices

- Suspended ceilings with inset lighting
- Gas fired central heating
- Kitchenette area
- Male and female WCs to ground and first floor
- Excellent car parking. Unit 2- 19 spaces, Units 5 and 6 – 36 spaces each



Location

Silverglade Business Park is situated on the A243 Leatherhead Road approximately one mile north of Junction 9 of the M25, roughly equidistant between Gatwick and Heathrow airports and provides direct access to the national motorway network. The Hook interchange (A3) is approximately two miles to the north of the site and is one of the main arterial routes to central London. Chessington South British Rail station is 1.5 miles distant and provides regular services to London Waterloo.

Description

The units provide good quality, modern accommodation in a business park environment; each building has separate access to the office space at the front and ground floor loading to the rear with defined yard areas. Units 5 & 6 could be combined to provide a larger unit.

The units have been fitted out with additional offices by the existing tenant

Accommodation

Description	Unit 2	Unit 5	Unit 6
Ground Floor	3,764 sq ft	7,252 sq ft	7,282 sq ft
First floor	2,115 sq ft	2,713 sq ft	2,683 sq ft
Total (GIA)	5,879 sq ft	9,917 sq ft	9,965 sq ft

Drive times

J9 M25 – 2.8 miles via A243
London Waterloo (38 minutes) every 30 minutes from Chessington South Station.

Central London – 16 miles via A3

A3 at Hook – 1.6 miles – six minutes by car.

Business rates

RVs from the 2017 Rating List

Unit 2 – £56,000

Unit 5 – £93,500

Unit 6 – £93,500

The RV is not the amount of Rates payable – please check this with the Local Authority.

EPC

Unit 2 – C-71

Unit 5 – D-89

Unit 6 – D-89

Terms

All units are held on separate FRI leases to expire in March 2023, so are available separately or all on a sublet or assignment basis, alternatively on new leases from the Landlord by agreement. Further information available on request.

Viewing

Available via sole agents.

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