# FOR SALE



## Freehold Warehouse/Industrial Unit & Offices

Approximately 2,475 Sq Ft (229.94 Sq M)

### 15B Oakcroft Road, Chessington, Surrey, KT9 1RH



KINGSTON OFFICE Warwick Lodge 75-77 Old London Road Kingston KT2 6ND

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AGENT Kieran McKeogh kieranm@bonsors.com



#### **KEY SUMMARY**

- Electric loading door
- 3 car parking spaces
- Fitted 1<sup>st</sup> floor offices
- 3 phase electricity

Kingston Office – Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

#### 15B Oakcroft Road, Chessington, Surrey, KT9 1RH

#### **LOCATION**

Oakcroft Road is situated on the established Chessington Industrial Estate, which is strategically located to the south of the A3 Kingston Bypass, accessed from the Tolworth Junction, providing access to the M25 (10 miles), National motorway network and central London. The nearest British Rail Station is Tolworth.

#### DESCRIPTION

The property comprises a modern, industrial/ warehouse unit of portal frame with profile steel cladding. There is a loading area and 3 marked car parking spaces to the front of the unit. The ground floor consists of a warehouse with electric loading door (9'10"/2.99m width and 8'10"/2.69m height), heated office, showroom area, kitchen and WC.

The property has the benefit of the following amenities:

- 3 Car parking spaces
- Electric loading door
- Fitted 1<sup>st</sup> floor offices
- Security alarm system
- 3 Phase electricity
- Gas central heating
- Kitchen
- WC on each floor

#### **ACCOMODATION**

In accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6<sup>th</sup> Edition, the property has the following approximate gross internal floor areas (GIA):

Description	sq. ft	sq. m
Ground Floor	1,256	116.69
First Floor	1,219	113.25
Total GIA Approximately	2,475	229.94

Landlord & Tenant

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Agency

**RATING ASSESSMENT** 

From a review of the Valuation Office website, we note the property has a rateable value of £41,250. We have calculated the approximate rates payable for the current rating year 2019/2020 to be £20,253. This does not take account of any small business rates or other relief that may apply.

#### TERMS

We are quoting a price of £595,000 for the freehold interest with vacant possesion.

#### VAT

The property is subject to VAT.

#### EPC

Rating C-61

#### VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

Kieran McKeogh 020 8546 0022 kieranm@bonsors.com

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#### Please note the following:

- 1. All measurements, areas and distances are approximate.
- 2. Any rent or price quoted is exclusive of VAT where applicable.
- 3. Rates information is believed to be correct but interested parties should check with rating authority.
  - Professional

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

Acquisitions

