

# 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



#### **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
<b>Total GIA Approximately</b>	<b>2,475</b>	<b>229.94</b>

- Landlord & Tenant
- Agency
- Acquisitions
- Professional

## 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 possession.

## 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**

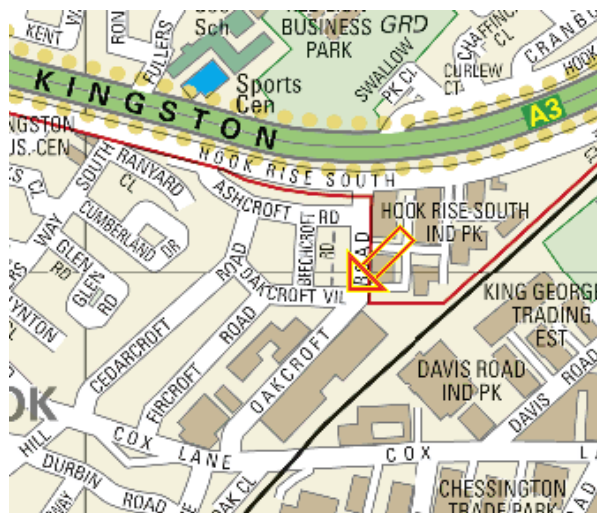
020 8546 0022

[kieranm@bonsors.com](mailto:kieranm@bonsors.com)

**Jack Orr**

020 8546 0022

[jacko@bonsors.com](mailto:jacko@bonsors.com)



### 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.