



Sandown Industrial Park
Mill Road Esher KT10 8BL

New industrial/warehouse scheme 9,429 sq ft to 67,188 sq ft



An exciting new industrial / warehouse scheme on Sandown Industrial Park, Esher, offering a range of flexible* unit options from 9,429 sq ft to 67,188 sq ft.

SPECIFICATION

- Minimum 5m clear eaves height
- Level surface 3m x 5m high insulated colour coded sectional doors will be provided as required*
- 25 kN/m² general floor loading
- 3 phase electrical supply
- Mains gas supply
- Securable service yards
- 3 acre site
- 10% high spec comfort cooled offices (increased to suit)
- Ample car parking
- Target EPC – B

LOCATION

Sandown Industrial Park is strategically located close to Esher town centre within striking distance of London and the wider South East motorway network.

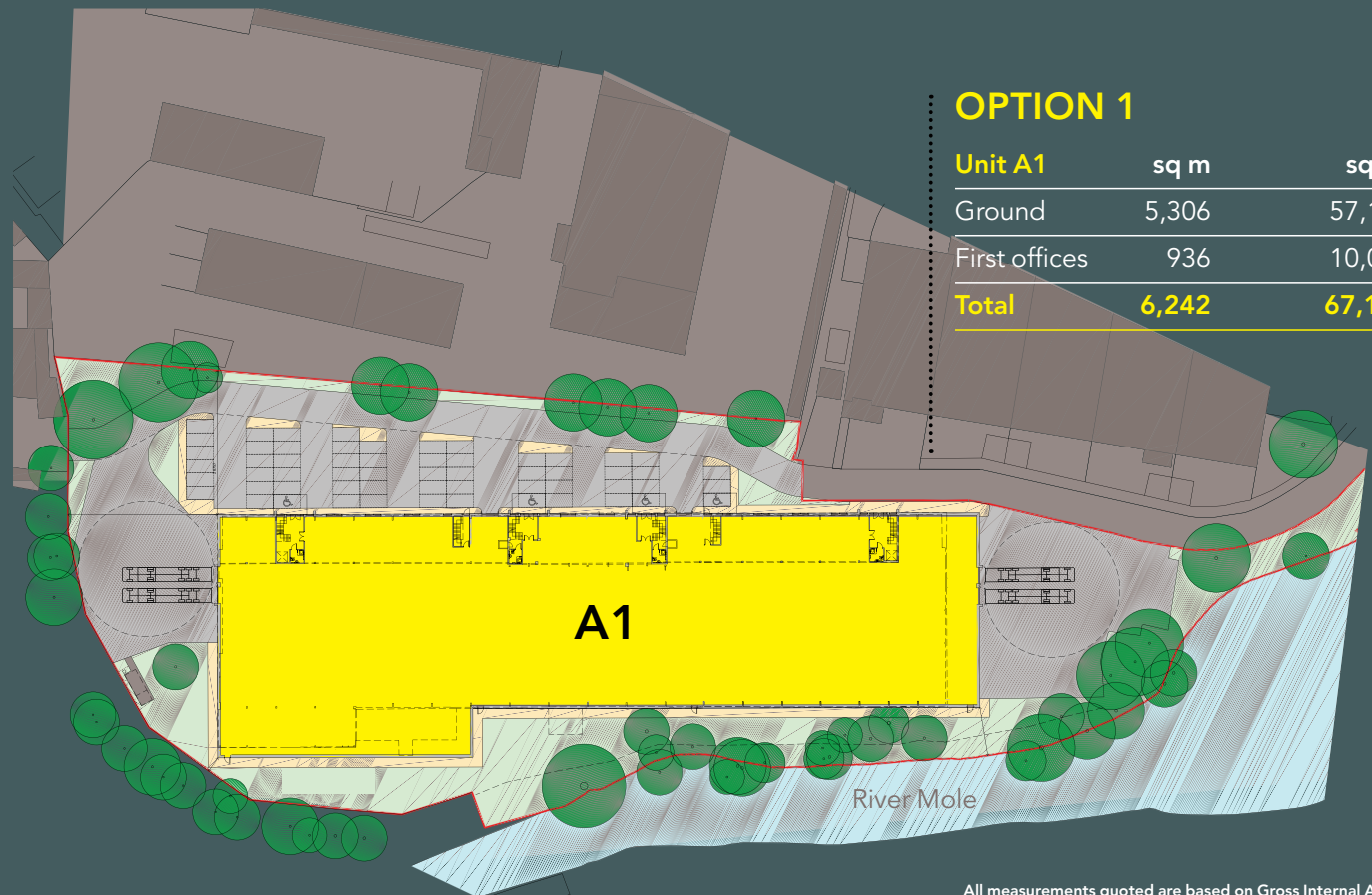
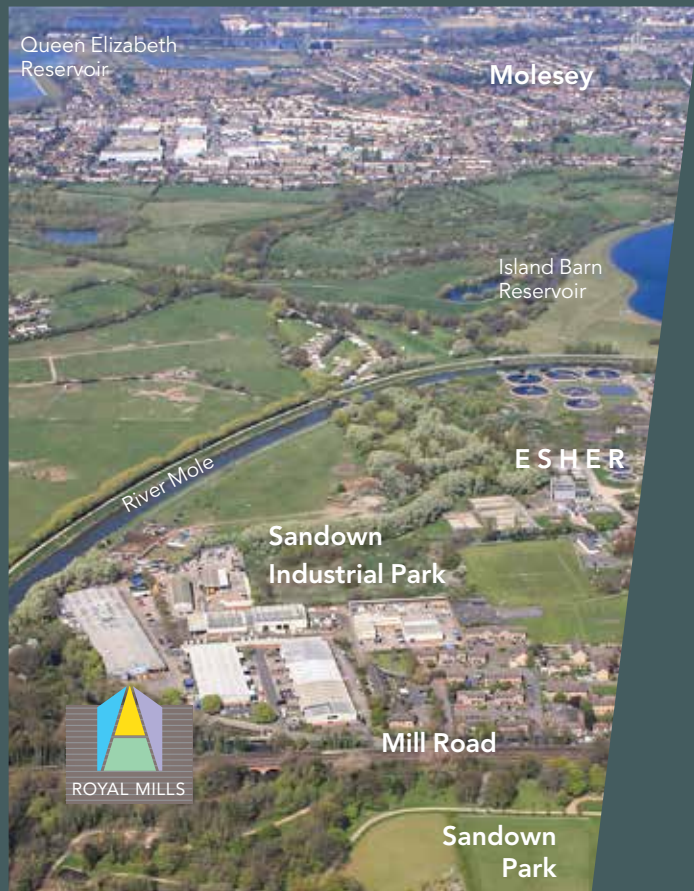
Access to the A3 and the M25 at Junction 9 & 10 is superb.

Esher mainline railway station is close by and provides a fast and regular direct service to London Waterloo with a journey time of 20 minutes.

TERMS

The premises will be available direct from the landlord on a new full repairing and insuring lease or leases for a term to be agreed. The rent is exclusive of all outgoings.

For further information please contact the letting agents.



OPTION 1

Unit A1	sq m	sq ft
Ground	5,306	57,113
First offices	936	10,075
Total	6,242	67,188

All measurements quoted are based on Gross Internal Areas



OPTION 2

Unit A1	sq m	sq ft	Unit A2	sq m	sq ft
Ground	2,520	27,125	Ground	2,786	29,988
First offices	444	4,779	First offices	492	5,296
Total	2,964	31,904	Total	3,278	35,284

OPTION 3

Unit A1	sq m	sq ft	Unit A3	sq m	sq ft
Ground	2,267	22,402	Ground	2,030	21,851
First offices	400	4,306	First offices	358	3,853
Total	2,667	26,708	Total	2,388	25,704

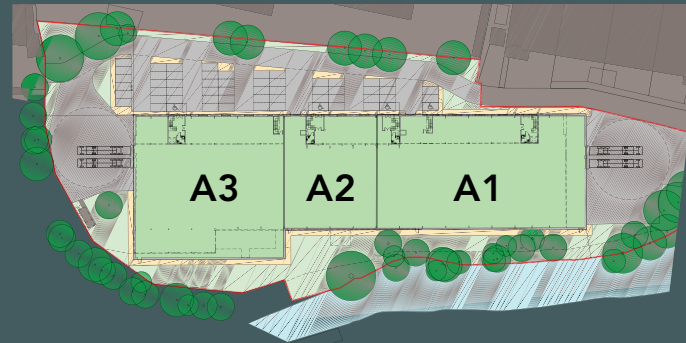
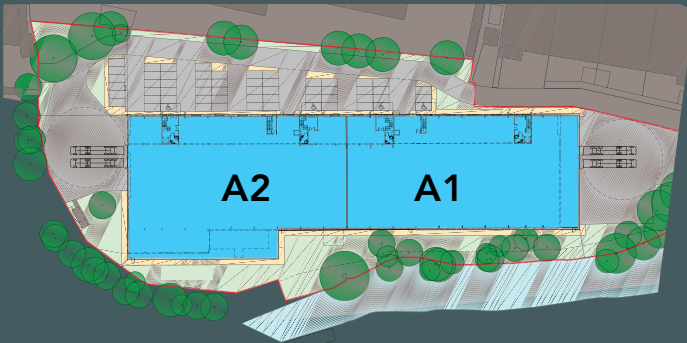
OPTION 4

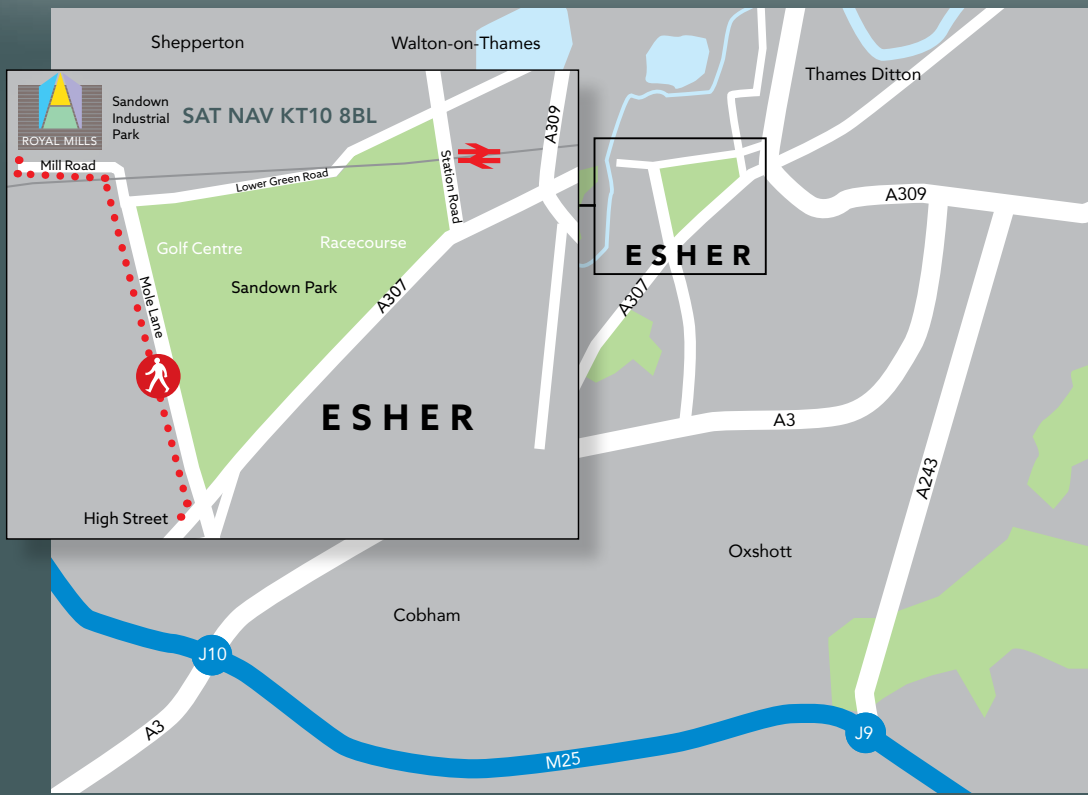
Unit A1	sq m	sq ft	Unit A3	sq m	sq ft
Ground	1,764	18,988	Ground	745	8,019
First offices	311	3,347	First offices	131	10,075
Total	2,075	22,335	Total	876	9,429

Unit A2	sq m	sq ft
Ground	998	10,742
First offices	176	1,894
Total	1,174	12,636

Unit A2	sq m	sq ft	Unit A4	sq m	sq ft
Ground	745	8,019	Ground	2,030	21,851
First offices	131	1,410	First offices	358	3,853
Total	876	9,429	Total	2,388	25,704

*Areas have some flexibility, subject to an early contract





	distance miles
Road	
A3	3
M25 (Junction 10)	7
Heathrow Airport	9
London	19
Gatwick Airport	25
Southampton	70
Folkestone	80
	time minutes
Rail	
London (Waterloo)	20
Guildford	37
Gatwick Airport	40
Portsmouth	59

Sources: Google maps & trainline.com

royalmills-eshel.co.uk

VIEWING
Strictly through sole letting agents.

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Finance Act 1989: Unless otherwise stated, all parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction. June 2018.