



NO1 Lion Park Avenue CHESSINGTON KT9 1ST

**42,500 sq ft (3,949.19 sq m) GIA
TO LET**

Superbly appointed distribution,
warehouse and office facility,
available for immediate occupation



- **Modern warehouse facility**
- **6m eaves height**
- **1 mile from A3 Kingston by-pass**
- **0.5 miles to mainline station**
- **Ample on-site parking**





No.1 Lion Park Avenue

DESCRIPTION

No.1 Lion Park Avenue is a self-contained detached property providing flexible high quality distribution, warehouse and office accommodation.

The accommodation provides approx. 42,500 sq ft (3,949.19 sq m) of warehouse space with a clear 6m height to eaves.

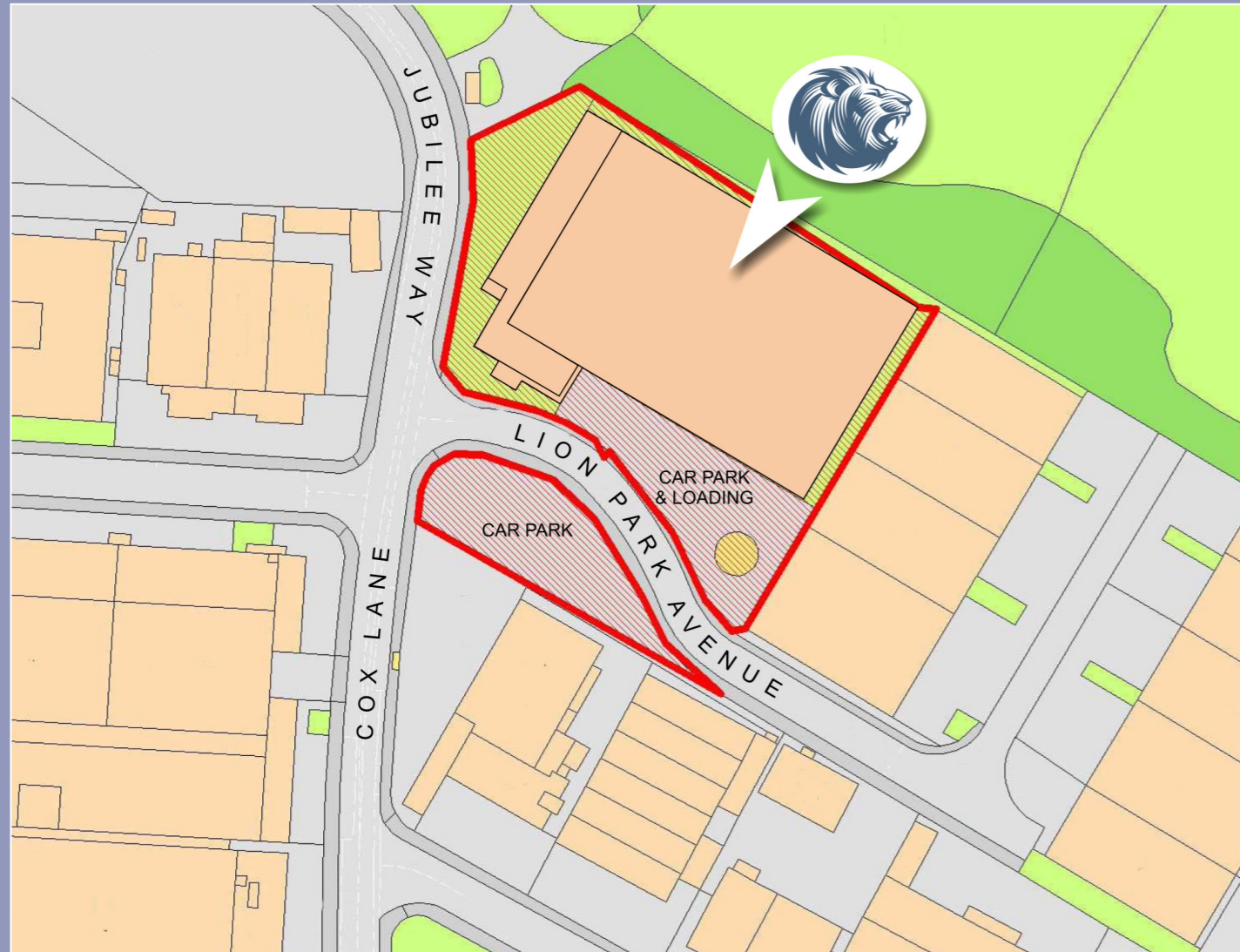
LOCATION

No.1 Lion Park Avenue is set within a prominent location in Chessington and is only 1 mile from the A3. Local occupiers include DHL, BT and Specialized Bikes. The new Compass Business Park is nearby in Davis Road and supermarket chain, Lidl, have acquired a site in Tolworth for a new HQ building.

Surbiton, Chessington North and Tolworth stations are nearby, with regular services to London Waterloo. Road connections are excellent with the A3 linking to Central London (14 miles) and to Junction 10 of the M25 (9 miles).

Heathrow Airport is approximately 12 miles to the northwest. Junction 9 of the M25 is 6 miles to the south and provides onward connection to the M23/Gatwick Airport, M2 and M20.

| ACCOMMODATION | Sq. ft. | Sq. m. |
|-----------------------------------|---------------|-----------------|
| Ground Floor Warehouse | 29,000 | 2,695.00 |
| Mezzanine Storage/Ancillary | 4,000 | 371.61 |
| Grd/1st Floor Office + Ent. Lobby | 9,500 | 882.58 |
| TOTAL | 42,500 | 3,949.19 |



Indicative Site plan. Not to scale and for information purposes only.



AMENITIES - WAREHOUSE

- 6m eaves height
- Modern sprinkler system
- Racking and shelving system
- Two, 4.95m wide, full height loading access doors
- Storage areas
- 3 phase electricity
- Gas warm air heating
- Heating and cooling to production area
- Male & Female toilets

AMENITIES - OFFICES

- High spec. air-conditioned office accommodation
- Meeting/presentation rooms
- Individual private offices
- Impressive reception area
- Male & Female toilets
- Kitchenette facilities

AMENITIES - ANCILLARY

- Air-conditioned laboratory area
- Centrally heated staff canteen facilities
- 46 car spaces
- Bicycle racks
- Monitored security system

www.1lionparkavenue.co.uk
for further information and downloads

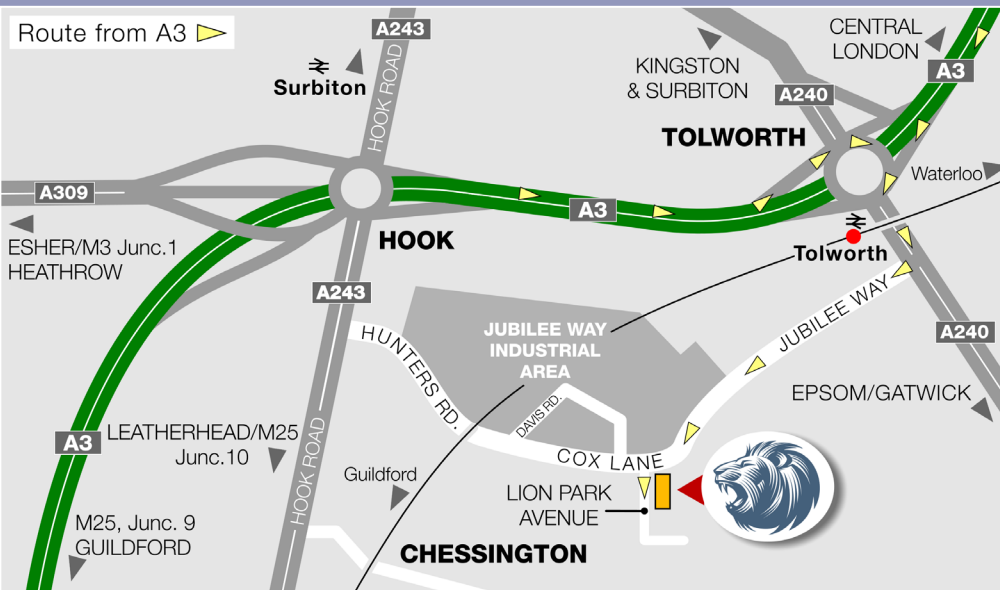


1 Lion Park Avenue, Chessington, Surrey KT9 1ST

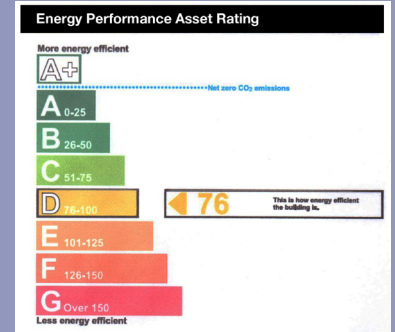


Approx. journey times -

- A3** - 3 mins (0.9 miles)
- Surbiton** - 7 mins (2 miles)
- M25 (J10)** - 13 mins (10 miles)
- M3 (J1)** - 25 mins (9.5 miles)
- Leatherhead** - 21 mins (7 miles)
- Heathrow** - 34 mins (12 miles)
- Epsom** - 13 mins (5 miles)
- Wandsworth** - 22 mins (8 miles)
- Gatwick** - 38 mins (24 miles)
- Guildford** - 29 mins (18 miles)
- M4 (J3)** - 41 mins (12.5 miles)



Full Energy Performance evaluations for this property are available on application to the joint agents.



RATEABLE VALUE. Rateable value £347,500.00 with the description of Warehouse and Premises (as shown in the current Valuation List entry on the VOA web site).

TERMS. On application.

RENT. On application.

VIEWING. To arrange a viewing, request more information, or to discuss your particular requirements, please contact the joint agents -



Email Tim.Harding@colliers.com



Email Nigel.Angus@hes-epsom.co.uk



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