

17

BARWELL
BUSINESS PARK
CHESSINGTON, SURREY KT9 2NY

Industrial / Warehouse Unit

1,250 sq ft (116 sq m)

TO LET

To Be Fully
Refurbished

17

- Prominent business park fronting Leatherhead Road (A243)
- Close to Chessington South Railway Station
- Close to J9 M25
- Good access to central London via A3
- Excellent car parking
- 24 hour security with barrier controlled access
- On site manager

www.barwellbusinesspark.co.uk

AVIVA
INVESTORS

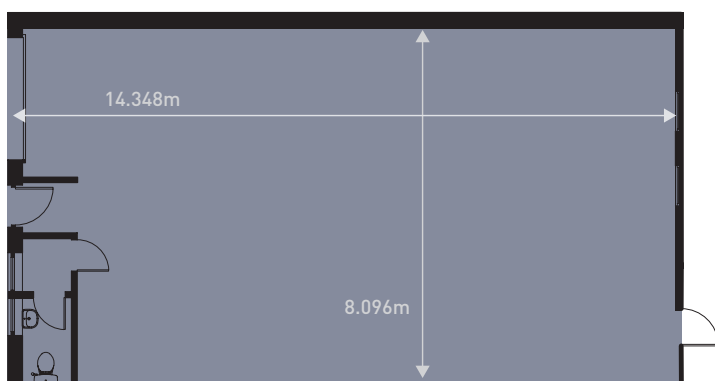
Description

Unit 17 comprises an end of terrace industrial/warehouse unit, which following refurbishment will offer:

- Steel portal frame construction
- Clear height of 3.25m to underside of haunch and 4.18m to apex
- One electric roller shutter loading door leading to front service yard
- 2 allocated car spaces
- 3 phase electricity
- LED lighting to warehouse area
- Tea preparation area
- UPVC double glazing



- Located in Chessington just off Leatherhead Road (A243)
- Good access to J9 M25 and west of London via A3
- Chessington South railway station within 5 minutes walk
- London Waterloo only 38 minutes direct
- Regular bus services to Kingston upon Thames



Ground Floor

Accommodation

Description	sq ft	sq m
Ground Floor	1,250	116
Total	1,250	116

Occupational Costs

Quoted rent of £25,000 per annum exclusive is based on a minimum of 3 year term certain lease. Details of flexible terms, service charge, rateable value and rates payable are available from the joint agents.

EPC

The property has an energy performance rating of E101.



Indicative Refurbishment

Rates

From our investigations of the Valuations Office Agency website, the rateable value of the property is £14,000. Interested parties should make their own enquiries of the local rating authority for confirmation of the actual rates payable.

Viewings

For further information or to view the unit please contact either of the joint agents.



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