

PRIME TRADE / INDUSTRIAL UNIT TO LET – 4,647 FT²



6 car parking spaces



Electric roller shutter door



To be fully refurbished



Clear internal height 6.5m



EPC B




3 Phase Power



Unrestricted 24/7 access


 Watch video

 SAT NAV **SM3 9QS**

 [what3words.com/
jump.wires.chefs](http://what3words.com/jump.wires.chefs)

Sutton
Town Centre
1.4 miles

Sutton Common
Station 
0.6 miles

Nearest
Bus stop 
0.4 miles

Central
London
12 miles

A217
1 min

M25
29 mins



The unit is situated on the established Kimpton Industrial Estate, the principal commercial trade and industrial centre in Sutton. The park is enhanced by the presence of Tesco Extra and has a catchment encompassing surrounding locations such as Chessington, New Malden, Wimbledon and Surbiton.

 **TRADEWAY**
SUTTON

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 **L&G**