

21

BARWELL
BUSINESS PARK
CHESSINGTON, SURREY KT9 2NY

Industrial / Warehouse Unit

5,227 sq ft (485.58 sq m)

TO LET



Indicative Refurbishment

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



Indicative Refurbishment

www.barwellbusinesspark.co.uk

AVIVA
INVESTORS

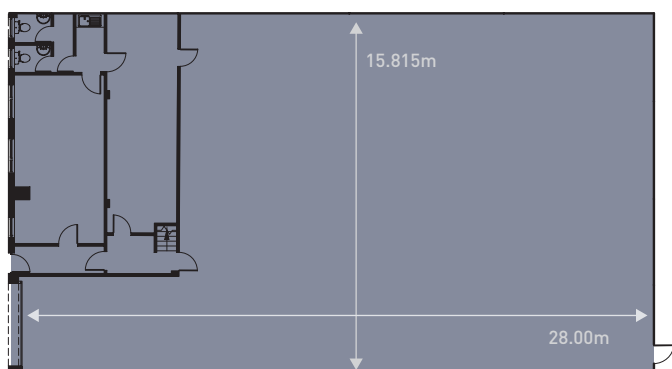
Description

Unit 21 comprises a mid-terrace prominent warehouse/production unit offering:

- Steel portal frame construction
- Minimum height of 4.4m to the underside of haunch rising to 5.96m to the apex
- One roller shutter loading door leading to front service yard
- 8 allocated car spaces
- 3 phase electricity
- Kitchenette



- 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



Indicative Refurbishment

Accommodation

Description	sq ft	sq m
Ground Floor Full Height Warehouse	4,307	400.12
Ground Floor Office/Ancillary	460	42.73
First Floor Storage	460	42.73
Total - Net Internal Area	5,227	485.58

Occupational Costs

Quoted rent of £83,500 per annum exclusive is based on a minimum of 5 year term certain lease. Details of flexible terms, service charge, rateable value and rates payable are available from the joint agents.

Energy Performance Rating

The unit will require reassessment following completion of the refurbishment works.

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Rates

From our investigations of the Valuation Office Agency website, the rateable value of the property is £51,500. 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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