



Sandown Industrial Park
Mill Road Esher KT10 8BL

New industrial/warehouse scheme 9,687 sq ft to 70,859 sq ft



An exciting new industrial / warehouse scheme on Sandown Industrial Park, Esher, offering a range of flexible* unit options from 9,687 sq ft to 70,859 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.

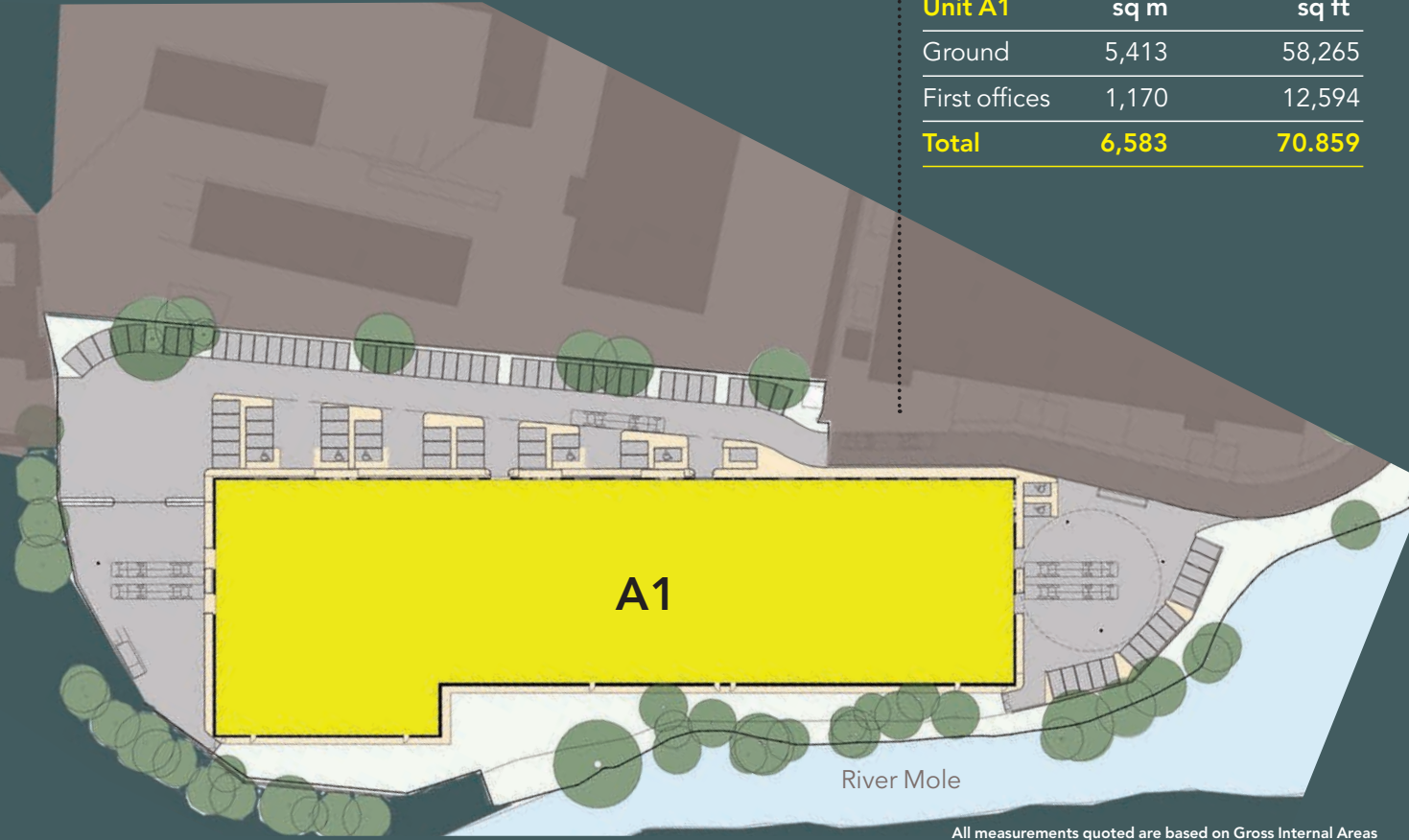
TERMS

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 outgoing.

For further information please contact the letting agents.

OPTION 1

Unit A1	sq m	sq ft
Ground	5,413	58,265
First offices	1,170	12,594
Total	6,583	70,859



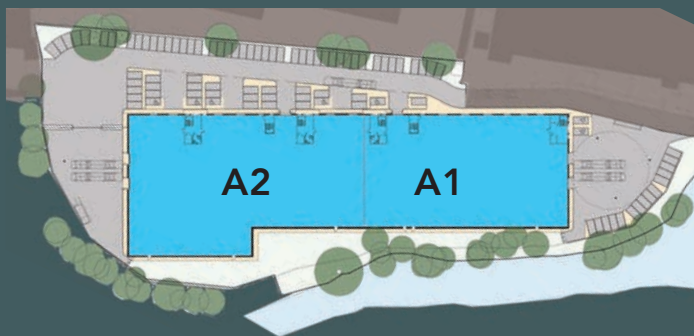
All measurements quoted are based on Gross Internal Areas



OPTION 2

Unit A1	sq m	sq ft	Unit A2	sq m	sq ft
Ground	2,342	25,209	Ground	3,067	33,013
First offices	533	5,737	First offices	625	6,727
Total	2,875	30,946	Total	3,692	39,740

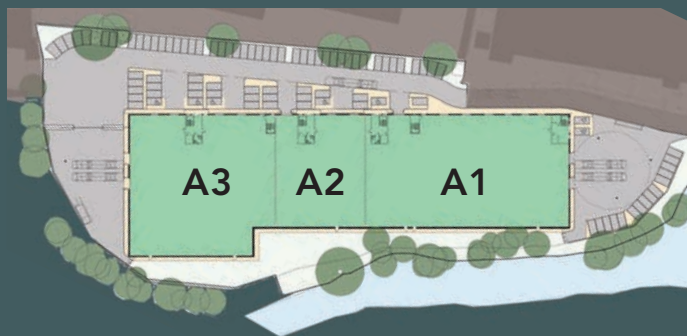
*Areas have some flexibility, subject to an early contract



OPTION 3

Unit A1	sq m	sq ft	Unit A3	sq m	sq ft
Ground	2,342	25,209	Ground	2,035	21,905
First offices	533	5,737	First offices	429	4,618
Total	2,875	30,946	Total	2,464	26,523

Unit A2	sq m	sq ft
Ground	1,028	11,065
First offices	197	2,120
Total	1,225	13,185

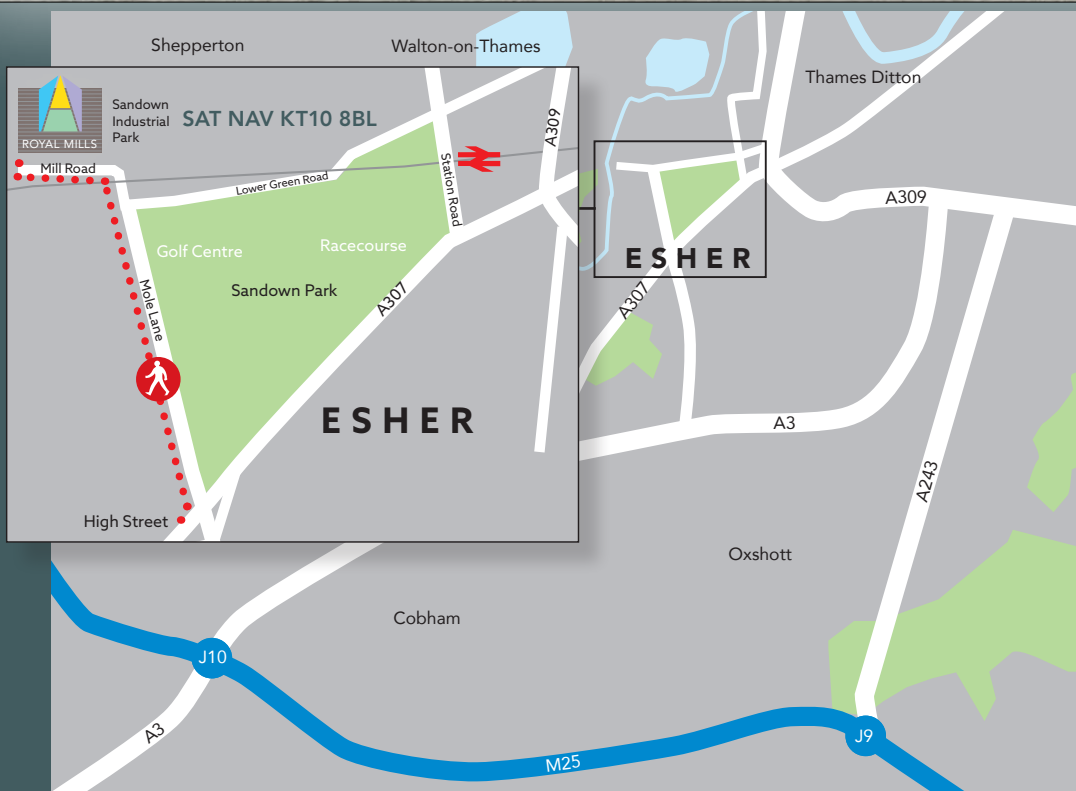


OPTION 4

Unit A1	sq m	sq ft	Unit A3	sq m	sq ft
Ground	1,824	19,633	Ground	771	8,299
First offices	467	5,027	First offices	131	1,410
Total	2,291	24,660	Total	902	9,709

Unit A2	sq m	sq ft	Unit A4	sq m	sq ft
Ground	770	8,288	Ground	2,035	21,905
First offices	150	1,399	First offices	429	4,618
Total	900	9,687	Total	2,464	26,523





Road	distance miles
A3	3
M25 (Junction 10)	7
Heathrow Airport	9
London	19
Gatwick Airport	25
Southampton	70
Folkestone	80

Rail	time minutes
London (Waterloo)	20
Guildford	37
Gatwick Airport	40
Portsmouth	59

Sources: Google maps & trainline.com

royalmills-esher.co.uk

VIEWING

Strictly through sole letting agents.



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Misrepresentation Act 196: Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas equoted are approximate.

Finance Act 1989: Unless otherwise stated, all parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction. July 2019.