

16

 **BARWELL
BUSINESS PARK**
CHESSINGTON, SURREY KT9 2NY

Industrial / Warehouse Unit

1,201 sq ft (112 sq m)

TO LET



- 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
- 2 allocated car parking spaces
- Close to J9 M25
- On site manager

www.barwellbusinesspark.co.uk


**AVIVA
INVESTORS**

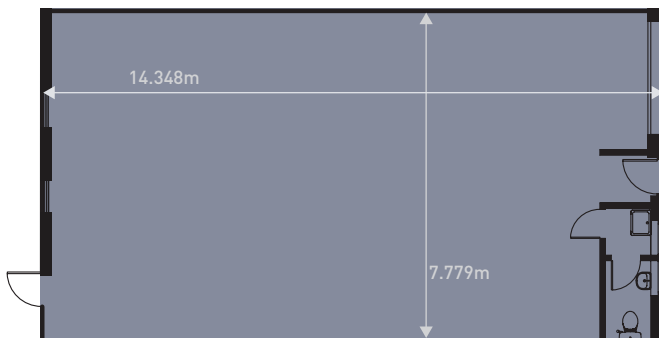
Description

Unit 16 comprises a mid-terrace warehouse/industrial unit which following refurbishment will offer:

- Steel portal frame construction
- Minimum height of 3.25m to the underside of haunch
- Open plan warehouse area
- 1 electric roller shutter loading door to car parking/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



Accommodation

Description	sq ft	sq m
Ground Floor	1,201	112
Total GIA	1,201	112

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.

Energy Performance Certificate

For a copy of the energy performance certificate please contact the joint agents.

Rates

From our investigations of the Valuations Office Agency website the rateable value of the property is £14,750. 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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