

19

BARWELL
BUSINESS PARK
CHESSINGTON, SURREY KT9 2NY

Newly Refurbished Industrial / Warehouse Unit

4,054 sq ft (377 sq m)

TO LET



- Prominent position fronting Leatherhead Road (A243)
- 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



www.barwellbusinesspark.co.uk

AVIVA
INVESTORS

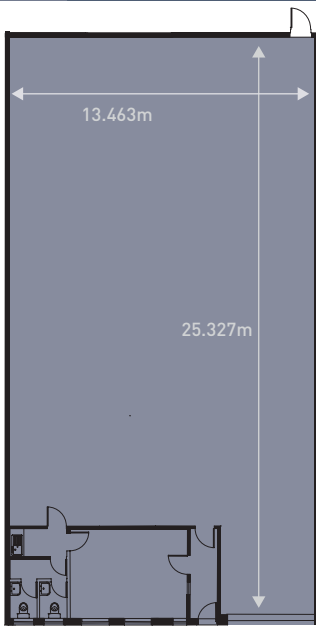
Description

Unit 19 is a mid-terrace prominent warehouse/production unit offering:

- Newly refurbished accommodation
- 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
- Ground floor office area with tea preparation, WC facilities and storage area above
- 8 allocated car spaces
- 3 phase electricity

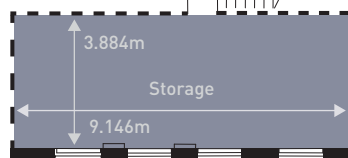


- Located in Chessington just off Leatherhead Road (A243)
- Good access to J9 M25 and west of London via A3
- Chessington South railway station within 5 minutes walk
- London Waterloo only 38 minutes direct
- Regular bus services to Kingston upon Thames



Ground Floor.

First Floor



Occupational Costs

Annual rent of £70,000 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.

Viewings

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

Accommodation

Description	sq ft	sq m
Ground Floor Full Height Warehouse	3,285	305
Ground Floor Office & Ancillary	382	36
First Floor Storage	387	36
Total GIA	4,054	377

Energy Performance Rating

Further information upon application to the agents.

www.barwellbusinesspark.co.uk



Jonathan Hillman
jonathan.hillman@bridgerbell.com
DD: +44 (0)1372 7300 11

Sally Holley
sally.holley@bridgerbell.com
DD: +44 (0)1372 730004



Robert Bradley-Smith
robert.bradley-smith@altusgroup.com
M: +44 (0)7469 854799

Nathalie George
nathalie.george@altusgroup.com
M: +44 (0)7976 681953