

# 61

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

Prestigious HQ Industrial / Warehouse Unit

**10,330 sq ft (960.03 sq m)**

TO LET

Available  
Q2 2019



- Prominent position fronting Leatherhead Road (A243)
- 24 hour security with barrier controlled access
- Good access to central London via A3
- 18 allocated car parking spaces
- Close to J9 M25
- On site manager



Indicative Refurbishment

[www.barwellbusinesspark.co.uk](http://www.barwellbusinesspark.co.uk)

**AVIVA**  
INVESTORS

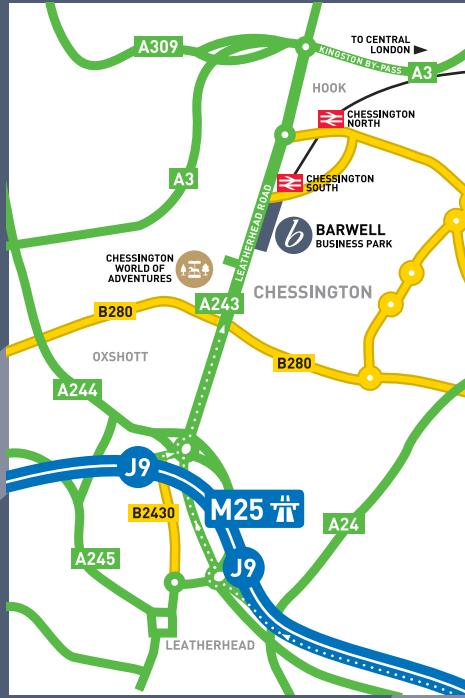
## Description

Unit 61 is a mid-terrace prominent warehouse/production unit offering:

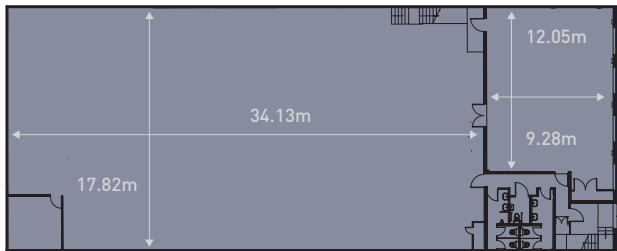
- Steel portal frame construction
- Minimum height of 5.28m to the underside of haunch rising to 6.81m to the apex
- Open plan warehouse area with undercroft
- 2 roller shutter loading doors leading to rear service yard
- 18 allocated car spaces
- Lighting, 3 phase electricity and gas blower heaters

First floor office to the front elevation, specification to include:

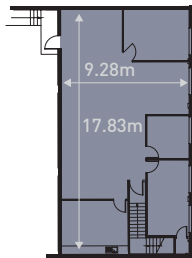
- Raised access floors
- Suspended ceilings with inset lighting
- Gas fired central heating
- Kitchenette area
- Male and female WCs to ground & first floor



- 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.

## Accommodation

Description	sq ft	sq m
Warehouse	7,109	660.68
Undercroft	1,610	149.62
First Floor Office	1,610	149.62
<b>Total GIA</b>	<b>10,330</b>	<b>960.03</b>

Floor areas subject to final measurement.

## Energy Performance Rating

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

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## Occupational Costs

Quoted rent of £170,000 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.

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