

50

BARWELL
BUSINESS PARK
CHESSINGTON, SURREY KT9 2NY

Office/High Tech Unit

3,534 - 14,136 sq ft (328 - 1,313 sq m)

TO LET

Ability to
sub-divide

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

www.barwellbusinesspark.co.uk


AVIVA
INVESTORS

Description

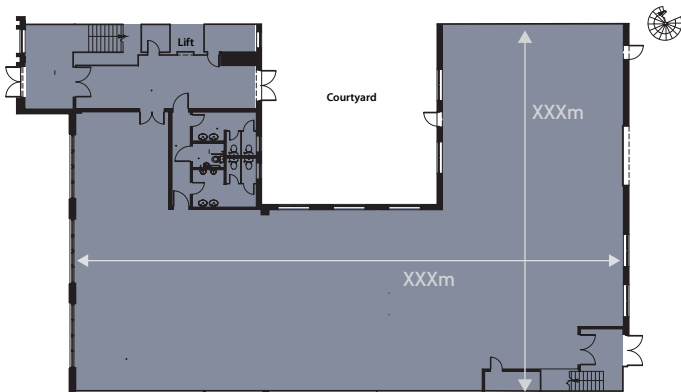
Unit 50 currently comprises a 50:50 office and industrial configuration. However, we can offer the whole building of 14,136 sq ft (1,313 sq m) as office accommodation if required. The unit offers:

- Fully accessible raised floors
- Gas central heating
- Male and female toilets to both floors along with disabled toilets
- One level access loading door to rear
- Suspended ceiling with recessed lighting units
- Courtyard area
- Lift
- 25 car parking spaces

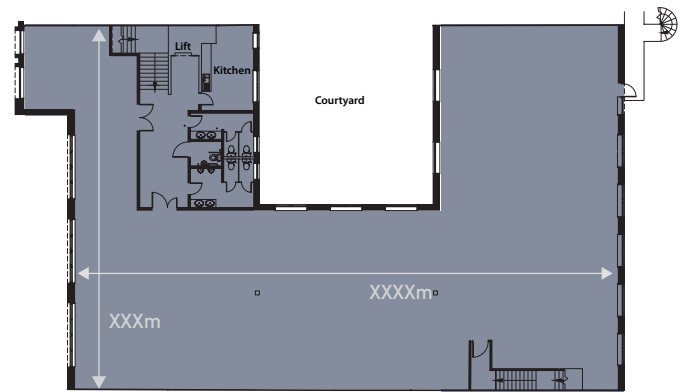


Sat Nav: KT9 2NY

- Located in Cheshington just off Leatherhead Road (A243)
- Good access to J9 M25 and west of London via A3
- Cheshington South railway station within 5 minutes walk
- London Waterloo only 35 minutes direct
- Regular bus services to Kingston upon Thames



Ground Floor



First Floor

Accommodation

The building is available as a whole of 14,136 sq ft (1,313 sq m), but can be sub-divided to create suites from approx 3,534 sq ft (328 sq m).

Occupational Costs

Quoted rent of £247,000 per annum exclusive is based on a minimum of 5 year term certain lease for the whole building. Details of flexible terms, service charge, rateable value and rates payable are available from the joint agents.

Rates

From our investigations of the Valuations Office Agency website, the rateable value of the property is £139,000. Interested parties should make their own enquiries of the local rating authority for confirmation of the actual rates payable.

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EPC

A copy of the energy performance certificates are available from the joint agents.

Viewings

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



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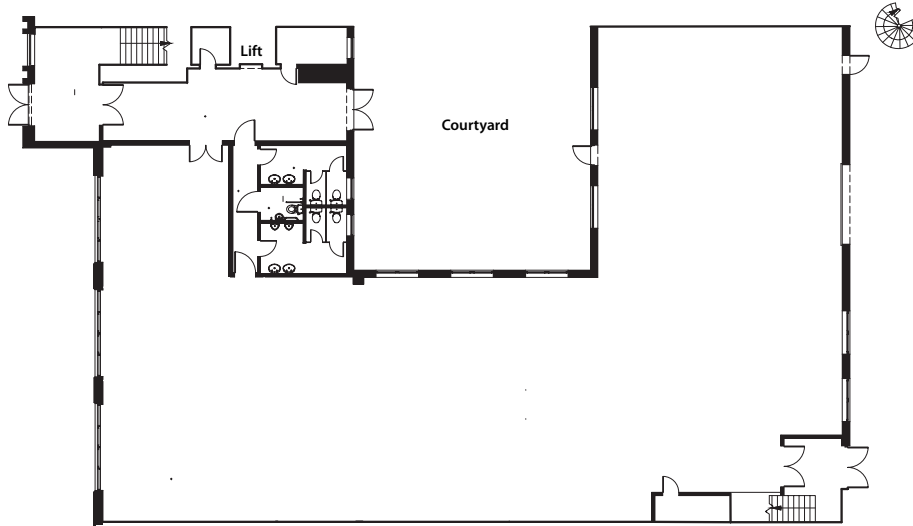


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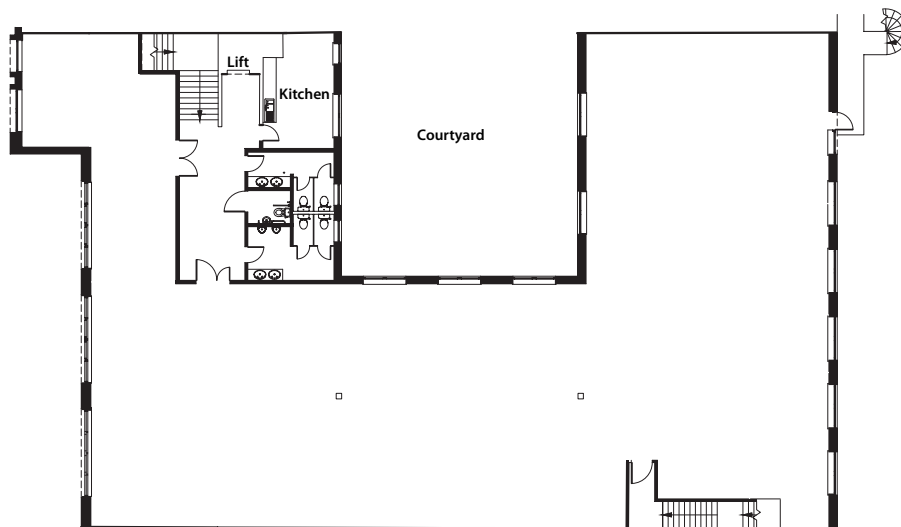
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Space Planning



Ground Floor



First Floor

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