



NEW INDUSTRIAL / WAREHOUSE SCHEME

9,616 SQ FT – 65,972 SQ FT

EQUUS
SANDOWN

MILL ROAD ESHER KT10 8BL

AN EXCITING NEW INDUSTRIAL / WAREHOUSE
SCHEME ON SANDOWN INDUSTRIAL PARK, ESHER,
OFFERING A RANGE OF FLEXIBLE UNIT OPTIONS
FROM 9,616 SQ FT - 65,972 SQ FT



SPECIFICATION

- MINIMUM 5M CLEAR EYES HEIGHT
- ELECTRICAL OPERATED 3M X 5M LOADING DOORS
- 25 KN/M GENERAL FLOOR LOADING
- 3 PHASE ELECTRICAL SUPPLY
- MAINS GAS SUPPLY
- SECURABLE SERVICE YARDS
- ELECTRIC VEHICLE CHARGING POINTS
- 10% HIGH SPEC COMFORT COOLED OFFICES (INCREASED TO SUIT)
- 100+ CAR PARK PARKING SPACES
- TARGET EPC A

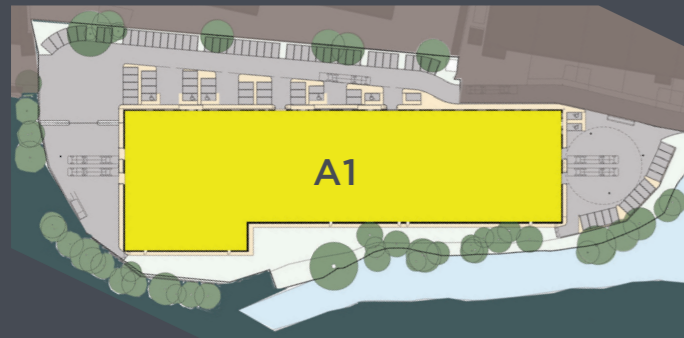


For illustrative purposes only

CONFIGURATIONS

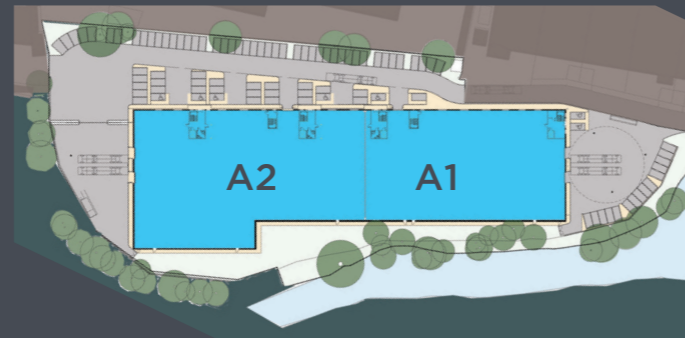
Equus has been designed to provide ultimate flexibility from 9,616 – 65,972 sq ft.

Some potential options are shown below.



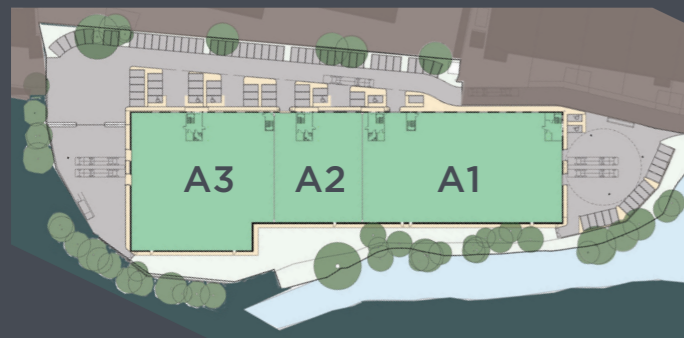
OPTION 1

Unit A1	sq m	sq ft
Ground	5,461	58,750
First offices	671	7,222
Total	6,132	65,972



OPTION 2 (6,127 sq m, 65,951 sq ft)

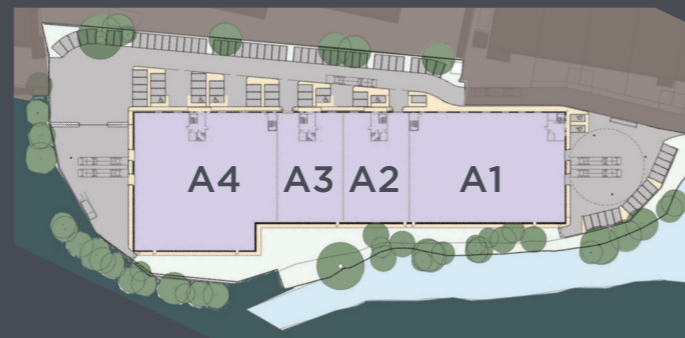
Unit A1	sq m	sq ft	Unit A2	sq m	sq ft
Ground	2,365	25,457	Ground	3,091	33,271
First offices	314	3,380	First offices	357	3,843
Total	2,679	28,837	Total	3,448	37,115



OPTION 3 (6,122 sq m, 65,903 sq ft)

Unit A1	sq m	sq ft	Unit A3	sq m	sq ft
Ground	2,365	25,457	Ground	2,048	22,049
First offices	314	3,380	First offices	241	2,594
Total	2,679	28,837	Total	2,289	24,643

Unit A2	sq m	sq ft
Ground	1,038	11,173
First offices	116	1,250
Total	1,154	12,423



OPTION 4 (6,114 sq m, 65,822 sq ft)

Unit A1	sq m	sq ft	Unit A3	sq m	sq ft
Ground	1,842	19,824	Ground	777	8,366
First offices	198	2,130	First offices	116	1,250
Total	2,040	21,954	Total	893	9,616

Unit A2	sq m	sq ft	Unit A4	sq m	sq ft
Ground	776	8,361	Ground	2,048	22,049
First offices	116	1,248	First offices	241	2,594
Total	892	9,609	Total	2,289	24,643

All measurements quoted are based on Gross Internal Areas



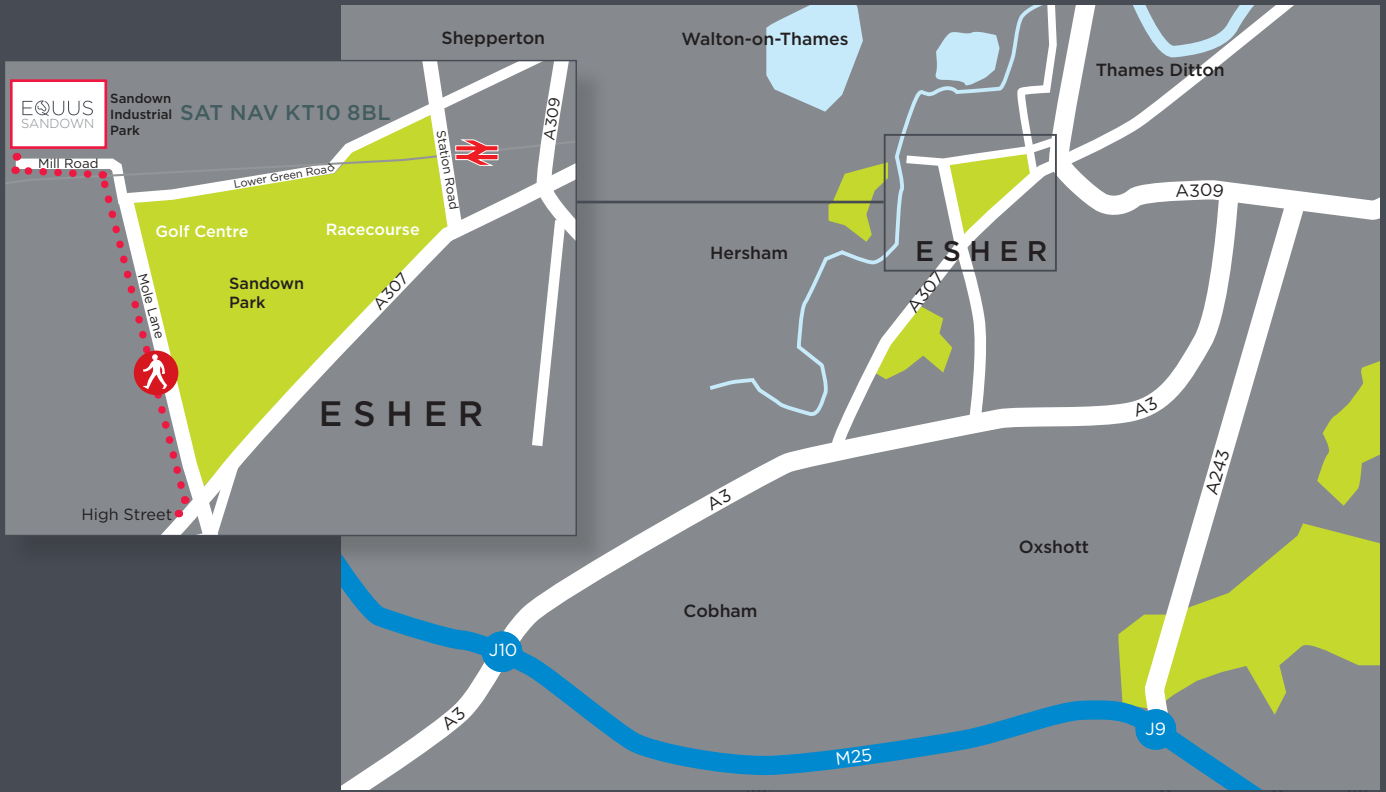
LOCATION

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 outgoings.

For further information please contact the letting agents.

VIEWING

Strictly through joint letting agents.



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ROAD

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

RAIL

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

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