

2,336 sq ft

GIA APPROX

TO LET

UNIT **F**

MODERN INDUSTRIAL/WAREHOUSE UNIT



Easy access to M25



Close to Chessington South Railway Station



A3 1.6 miles

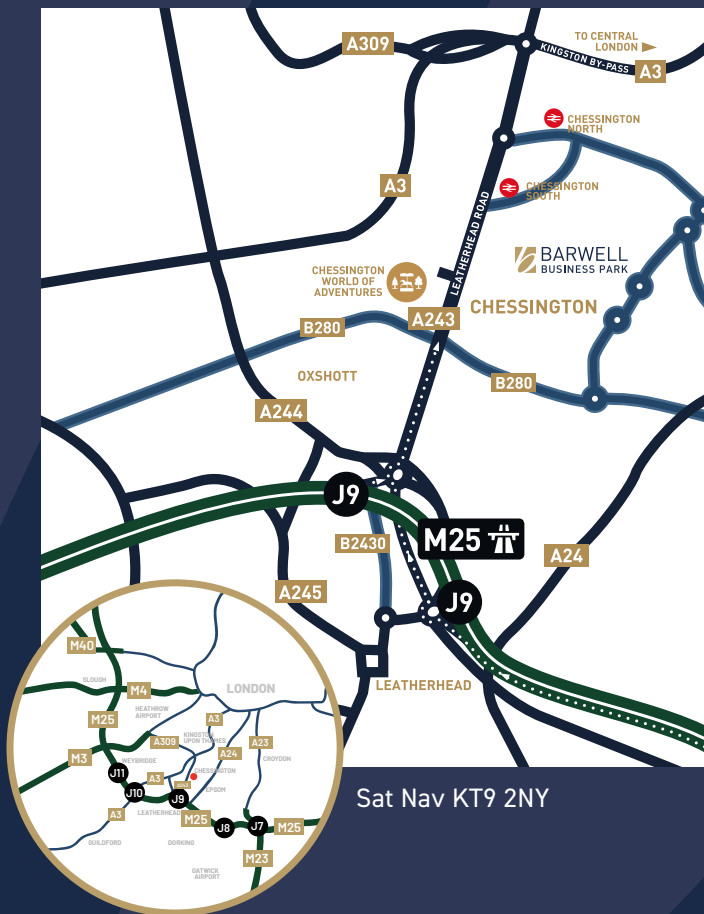
www.barwellbusinesspark.co.uk

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**AVIVA
INVESTORS**

DESCRIPTION

Unit F is a single storey warehouse/production unit.



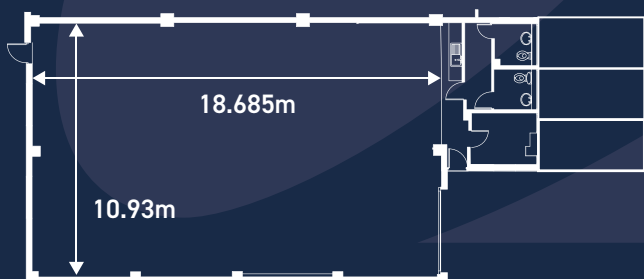
Sat Nav KT9 2NY

LOCATION

- J9 M25 - 2.8 miles / 10 minutes via A243
- London Waterloo (38 minutes) every 30 minutes from Chessington South Station (3 minute walk)
- Central London - 16 miles via A3
- A3 at Hook 1.6 miles - 6 minutes by car
- Heathrow and Gatwick - approx. 45 minutes' drive
- Regular bus services to Kingston-upon-Thames - Routes 71 and 465

THE UNIT OFFERS

- New roller shutter loading doors to each unit
- 3 car spaces per unit to the front elevation
- Open plan warehouse accommodation
- Clear height of 3.55m to underside of haunch and 5.48m to apex
- Separate kitchenette areas
- Male, female and disabled WC facilities
- Gas and 3 phase electricity supplies



| Unit | sq ft (GIA) | (sq m) | Rent (pax) | EPC |
|------|-------------|---------|------------|-----|
| F | 2,336 | (218.0) | £50,000 | C |

The properties have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition). Rents are exclusive of all other outgoings and VAT. Copy of EPC available on request.

RATES & SERVICE CHARGE INFORMATION

Available from the joint agents.

VIEWINGS



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