

TO LET

Industrial / Warehouse Unit on Popular Trading Estate



Chessington - Industrial / Warehouse

7,115 sq ft (661.01 sq m) GEA



Unit 6 King George's Trading Estate, Davis Road, Chessington, KT9 1TT

For viewing and further information contact:



Mark Leah

01483 388800
07769 973371
mark.leah@hurstwarne.co.uk



Tom Boon

01372 360190
07879 864647
thomas.boon@hurstwarne.co.uk

Key Benefits

- **Trade Counter Opportunity**
- **Adjoining Howdens**
- **Min Eaves Height 5.5m**
- **Single Loading Door (4.5m x 5m)**
- **Potential for Offices to be Installed**
- **Excellent Access to A3**



Follow us on twitter
@hurst_warne



RICS

Unit 6 King George's Trading Estate, Davis Road, Chessington, KT9 1TT

Description

The unit is a mid-terrace, industrial / warehouse unit of steel portal frame construction benefiting from WCs and single loading door along the front elevation. The unit will shortly benefit from a largely cosmetic refurbishment which in conjunction with an occupier's specific requirements, could include the installation of first floor offices. For further information regarding specification and timing, please contact the agents.

Externally, there are a number of parking spaces provided as well as a loading / unloading area.

Location

King George's Trading Estate is located on Davis Road within the main Chessington Industrial area. Nearby Jubilee Way joins the A240 which in turn links to the A3 to the north and the A24 to the south. Central London is approx. 10 miles distant and M25 (J9/10) approx. 5 miles. Tolworth Railway Station is within walking distance providing regular direct services to London Waterloo.

Both Heathrow and Gatwick Airports are in close proximity being 11 miles and 21 miles respectively from the unit.

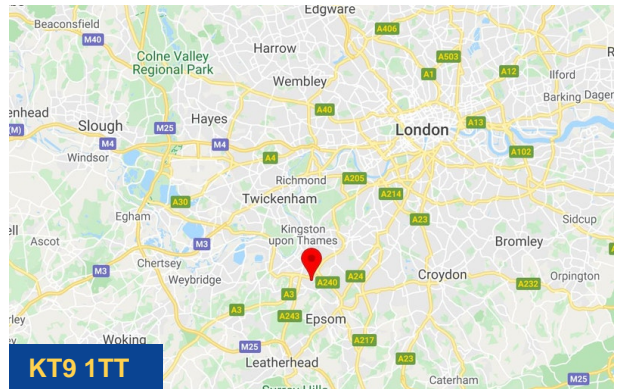
Nearby trade occupiers include; Howdens (adjoining), Selco, Screwfix.

Viewings

Strictly by appointment with the joint letting agents Hurst Warne / JLL.

Terms

The premises is available by way of a new full repairing and insuring lease on terms to be agreed.



Summary

Available Size	7,115 sq ft
Rent	£14.00 per sq ft exclusive + VAT
Business Rates	Upon Enquiry
Service Charge	£5,103.13 per annum + VAT
EPC Rating	D (92)

Viewing & Further Information

Mark Leah

01483 388800 | 07769 973371
mark.leah@hurstwarne.co.uk

Tom Boon

01372 360190 | 07879 864647
thomas.boon@hurstwarne.co.uk



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable. Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk Generated on 08/10/2020