

B BELMONT HOUSE

KIMPTON INDUSTRIAL PARK

9 KIMPTON ROAD | SUTTON | SURREY | SM3 9TE



9,840 SQ.FT (914.1 SQ.M)

FULLY REFURBISHED WAREHOUSE / INDUSTRIAL UNIT

TO LET



DESCRIPTION

The available unit is of steel portal frame construction with part brick and part profile cladding elevations. The unit comes with ancillary office accommodation, first floor storage, full height loading door and a large rear yard and car parking area of 10,414 sq ft.

LOCATION

Belmont House is located in the heart of Kimpton Industrial Park in West Sutton. The property is located on Kimpton Road which is accessed from the A217 arterial road providing direct access to central London to the north and the M25 (J8) to the south.

Sutton Common Train Station is located 0.8 miles away, offering good public transport links into central London and beyond. The A217 also benefits from numerous bus routes.

DISTANCES:

M25 (Junction 8 & 9)	10 miles
M4 (Junction 1)	12 miles
M3 (Junction 2)	23 miles
M20 (Junction 1)	25 miles
Central London	12 miles
Heathrow Airport	16 miles
Gatwick Airport	22 miles

SPECIFICATION

- Clear internal height: 5.8m
- Large rear yard with parking
- One level access loading door
- Column free warehouse
- Well established industrial area

ACCOMMODATION

AREA	SQ.M	SQ.FT
Ground Floor Warehouse	525.4	5655
Ground Floor Office	206.3	2221
First Floor Storage	127.7	1375
First Floor Office	54.7	589
TOTAL (GIA)	914.1	9,840

The property also benefits from a large rear yard area of approximately 10,000 Sq.ft (929 Sq.m).

VAT

The property is not VAT registered.

EPC

The building has an EPC rating of C 68.

RENT

On application.

TERMS

The unit is available on a new lease for terms to be agreed.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the sole agents.

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→ LARGE YARD WITH PARKING



→ MEZZANINE



→ LEVEL ACCESS LOADING DOOR



→ GROUND FLOOR OFFICES



→ CLEAR INTERNAL HEIGHT: 5.8M