

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**SHW**

**MAKING  
PROPERTY  
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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 3,012 SQ FT (279.82 SQ M)**

**Unit 8, Four Seasons Crescent, Sutton, Surrey, SM3 9QR**

**DESCRIPTION**

Located on the well established Kimpton Industrial Estate, the property consists of a mid terrace warehouse/industrial unit with first floor offices, forecourt loading/parking.

The unit benefits from a roller shutter loading door, first floor office space, a kitchenette and W/Cs.

**LOCATION**

Kimpton industrial area is an established commercial location within the London Borough of Sutton, approximately 12 miles South West of Central London.

Kimpton Road which is accessed via Oldfields Road (A217). The M25 Junction 8 is within 9.5 miles away, whilst the A3 is approximately 5.5 miles to the West.

The local train station, Sutton Common Rail Station provides train services to London Bridge in 50 minutes.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Warehouse	1,505	139.82
First Floor	1,507	140
<b>TOTAL</b>	<b>3,012</b>	<b>279.82</b>

Approximate Gross Internal Area



**AMENITIES / OPPORTUNITY**

- First floor mezzanine
- Kitchenette
- 2 x W/Cs
- Three phase power supply
- 4 On-site car parking spaces

**RENT**

£37,500 per annum.

**RATES**

The rateable value of the property is £19,000 (2023).

**VAT**

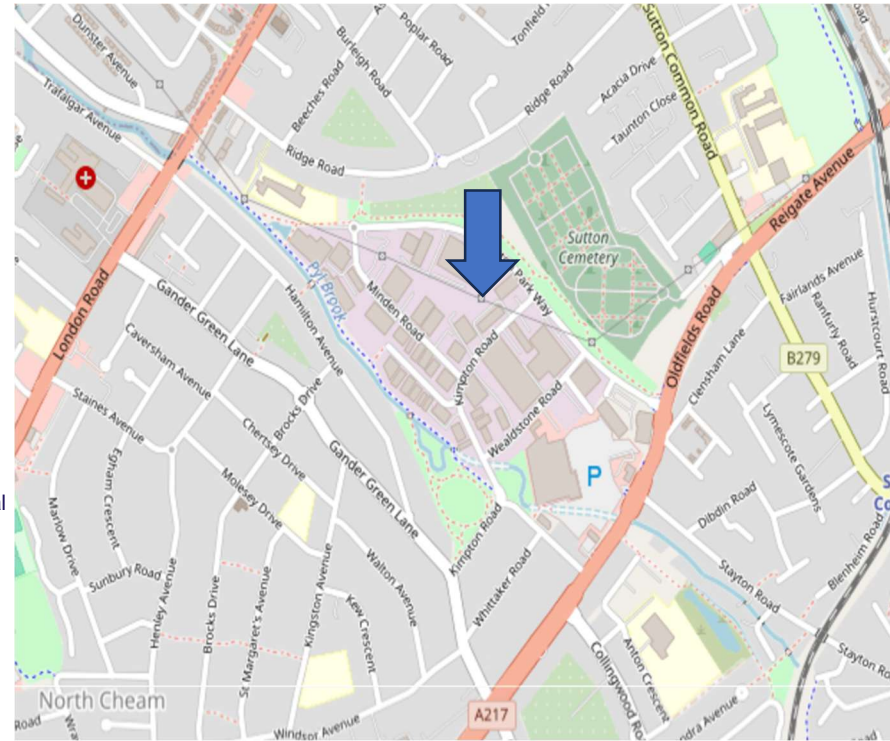
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of B.



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**VIEWINGS – 020 8662 2700**

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