



**FOR SALE / TO LET**

**RARE OPPORTUNITY TO ACQUIRE FREEHOLD HEADQUARTERS OFFICE/WAREHOUSE PREMISES**

**26,270 SQ FT (2,440.56 SQ M)**

**Victory House, Cox Lane, Chessington, Surrey KT9 1SG**



**Victory House**

## Key Features



Two electric roller shutter doors to the rear elevation, 4.0m (W) x 4.5m (H)



Minimum eaves height 7.08m  
Height to apex 9.77m



Rear yard suitable for articulated lorry deliveries



3 Phase power



High specification office fit-out



8-person passenger lift to the offices



Modern staff break out area



46 on-site car parking spaces



Excellent transportations links, via the A3 and M25  
1.3 miles from Tolworth BR Station



Multiple WC facilities

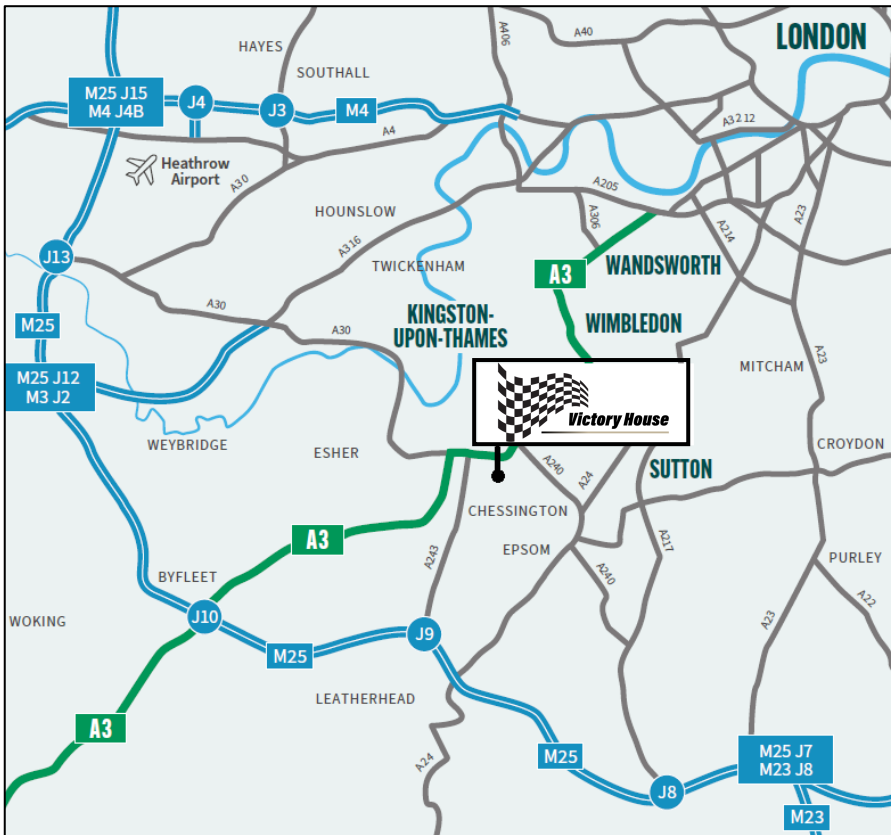
**Important Note:** Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

## Description

Victory House, the former Headquarters Building for Bernie Ecclestone, comprises a detached purpose-built office building set out over three floors with attached industrial building at the rear, and benefits from prominent roadside frontage, within minutes of the A3 arterial road and direct rail link to London.

The property is of traditional brick construction, with steel frame, clad in brick and profile metal panels, with a metal panel roof with translucent roof lights.

Externally, there is parking on the forecourt at the front of the building and further parking and loading area to the rear of the premises, accessed from Roebuck Road.



## Distances



Chessington	0.6 miles
Epsom	3.4 miles
Kingston	4.2 miles
Wimbledon	6.7 miles
Central London	14.7 miles



A3	1 mile
M25 (J9)	4.6 miles
M25 (J10)	10.1 miles
M25 (J12) / M3 (J2)	17.1 miles

## Journey Time

(from Tolworth BR Station)

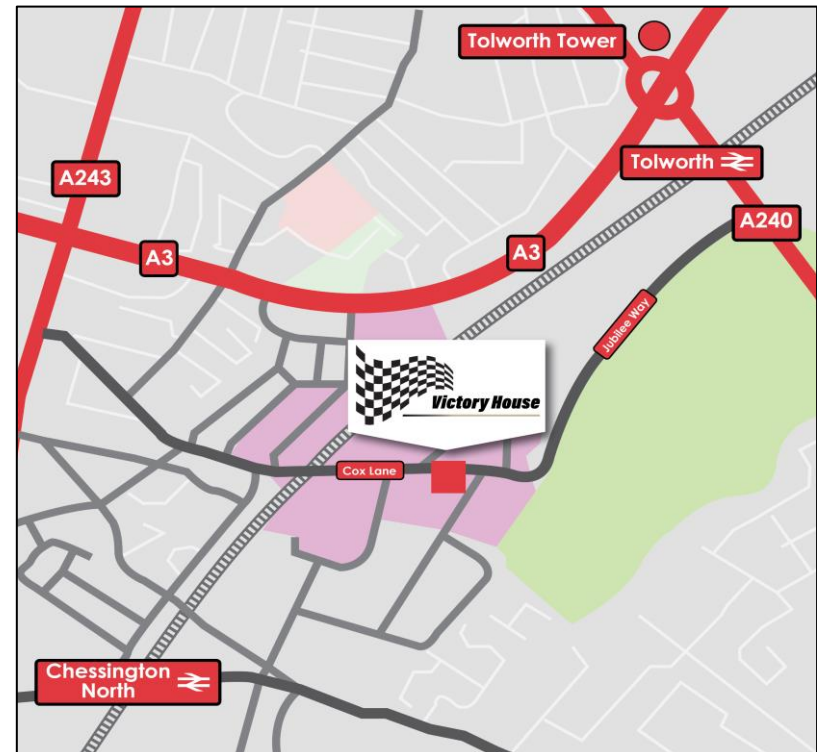


Wimbledon	15 mins
Kingston	18 mins
Wandsworth	22 mins
Epsom	27 mins
Waterloo	31 mins

## Location

The property is prominently located on the southern side of Cox Lane, within Chessington Industrial Estate, which is a popular and established industrial hub.

The property is less than a mile from the centre of Chessington, and benefits from excellent transport communications, being 1 mile from the A3 (Tolworth Junction), which in turn provides direct access to Central London to the north and the National Motorway Network to the south via the M25 (Jct 9).





Nearby occupiers include:





## Accommodation

The property comprises the following approximate floor areas:

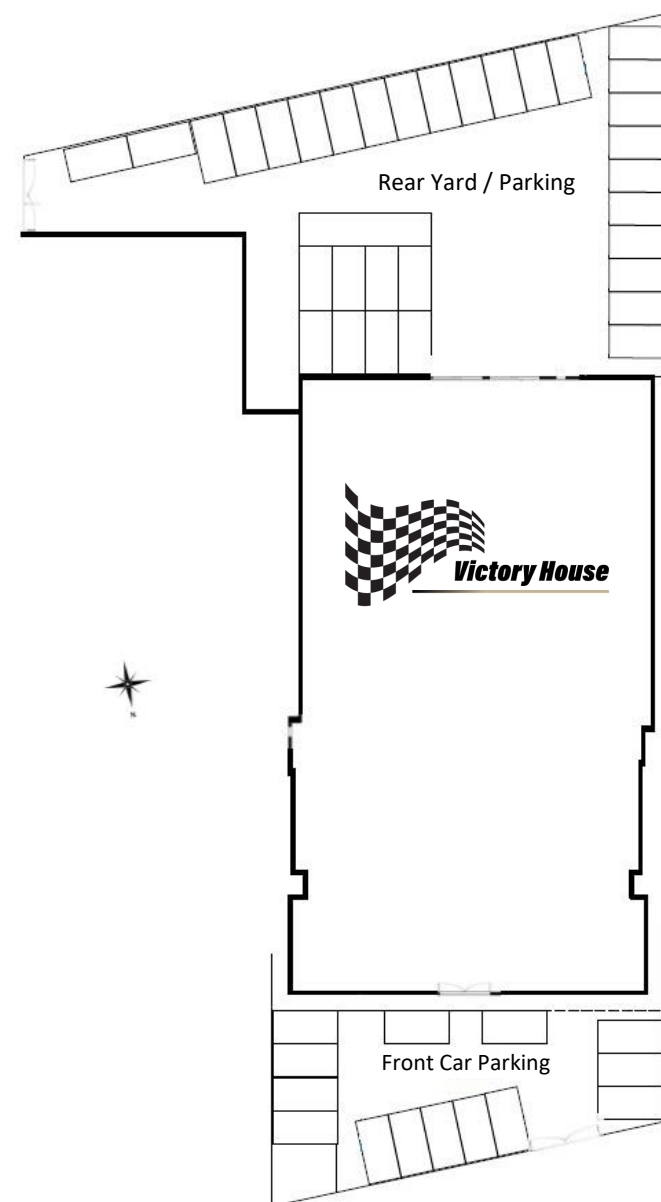
Internal Area	Sq ft	Sq m
Lower Ground Floor Office	4,468	415.07
Rear Ground Floor Warehouse	7,641	709.86
Ground Floor Office	5,229	485.80
First Floor Office	4,776	443.70
Mezzanine A	2,738	254.34
Mezzanine B	1,418	131.79
<b>Total Gross Internal Area</b>	<b>26,270</b>	<b>2,440.56</b>

External Area	Sq ft	Sq m
Front Car Park	4,054	376.63
Rear Yard / Parking	9,706	901.75

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

## EPC

The property has a current rating of C (75).

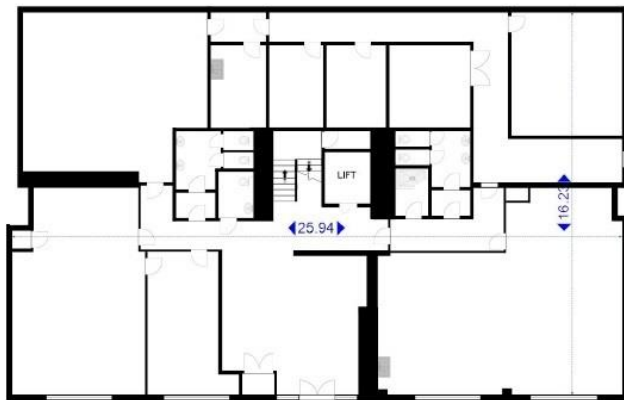




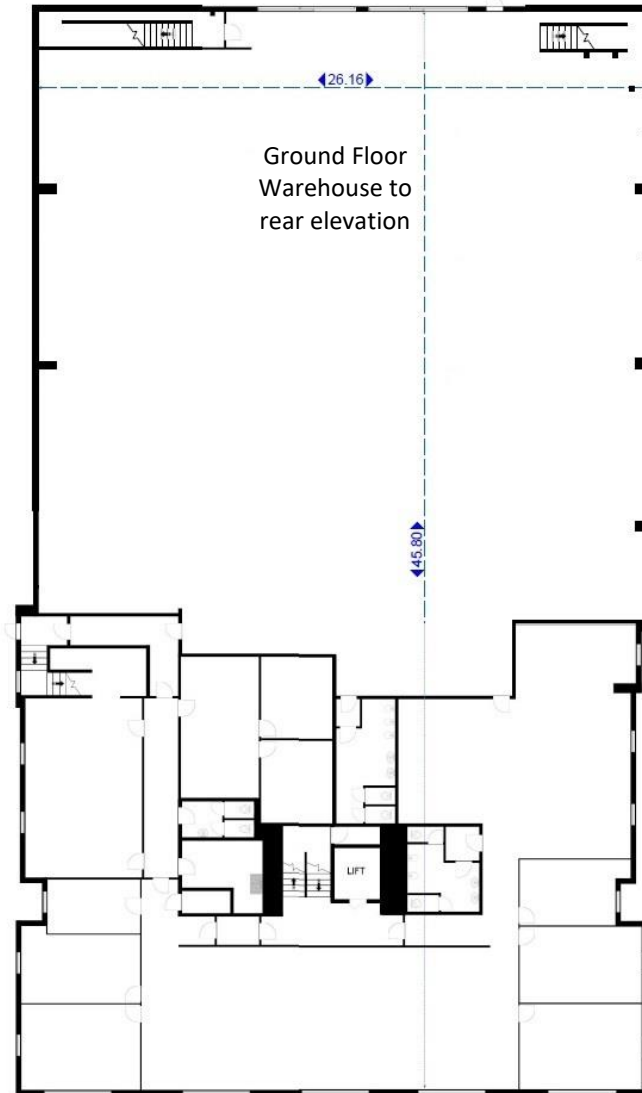
## Victory House



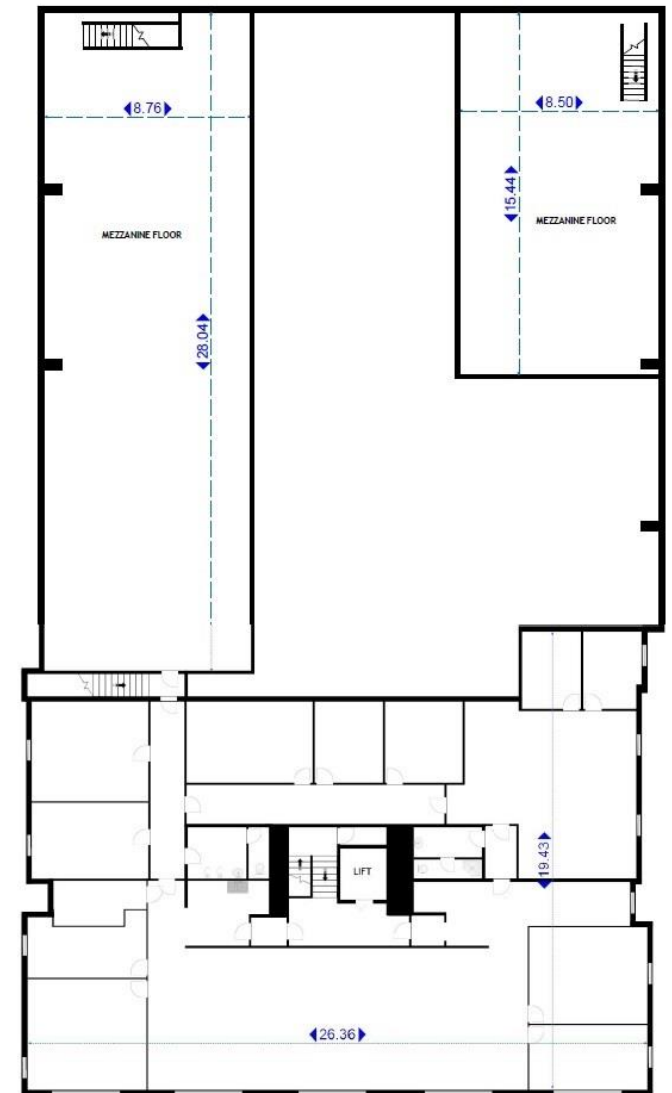
Scaled floor plans are available upon request.



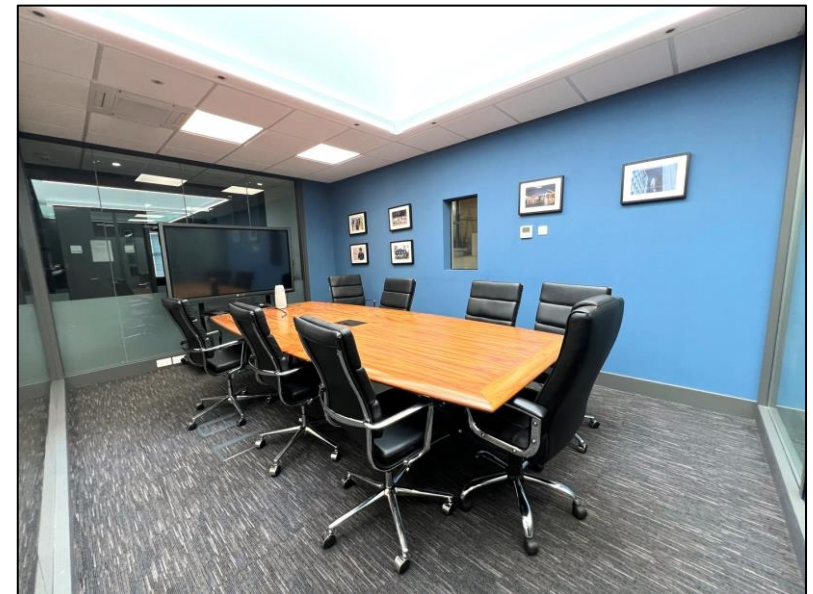
Lower Ground Floor



Ground Floor



First Floor







## Terms

The property is available either Freehold for sale with full vacant possession, or to let on a new Full Repairing and Insuring Lease for a term to be agreed.

## Price

Offers are invited in Excess of £4.75 Million exclusive for the Freehold interest.

## Rental

The commencing rental will be £425,000 per annum exclusive.

## Business Rates

According to the Government website the property has a 2023 Rateable Value of £250,000. Therefore, the rates payable for the current financial year for 2024-2025 are £136,500. NB: The rates actually payable may be subject to transitional relief.

## VAT

The property is elected for VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

## Contact - Sole Agents:

Morgan Pérez

[morganperez@centro.plc.uk](mailto:morganperez@centro.plc.uk)

Paul Harwood

[paulharwood@centro.plc.uk](mailto:paulharwood@centro.plc.uk)



Centro for themselves and for the vendors of this property whose agents they are, give notice that: (I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Centro have any authority to make or give any representation or warranty whatsoever in relation to this property.