

# UNITS TO LET

## 3,720 - 7,464 ft<sup>2</sup>

(subject to final measurement)



TO BE  
REFURBISHED



CLOSE PROXIMITY  
TO THE A217



GOOD ALLOCATED  
CAR PARKING



Unit 7  
(2016 image)



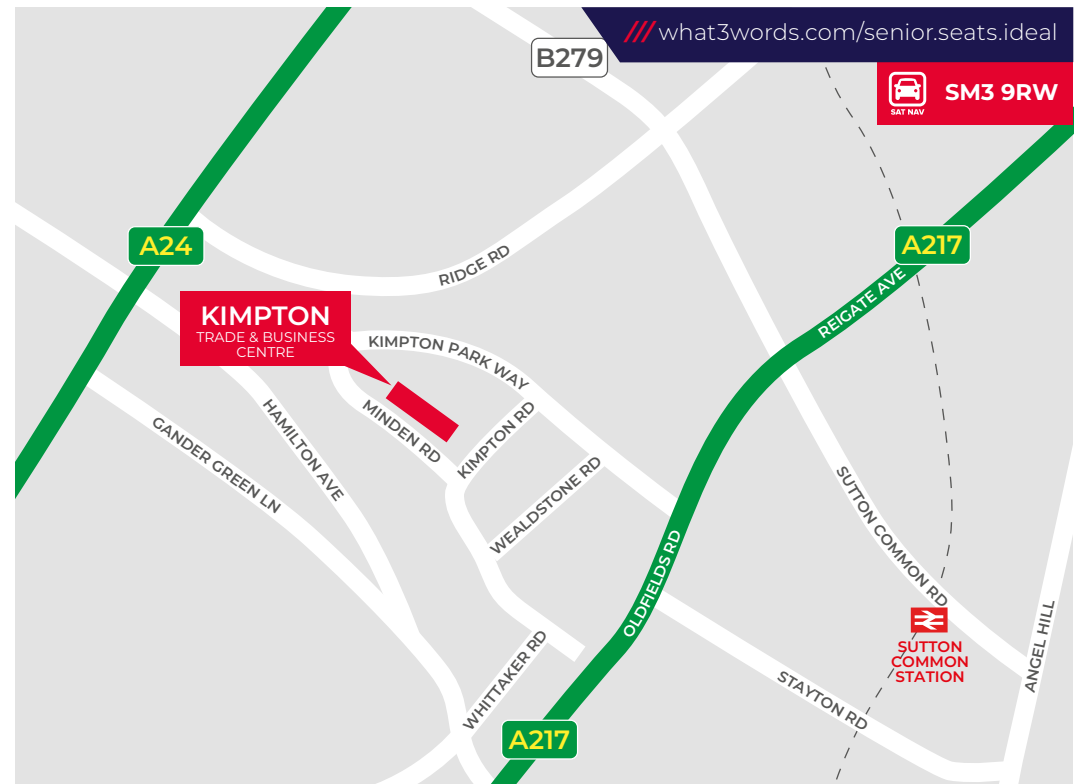
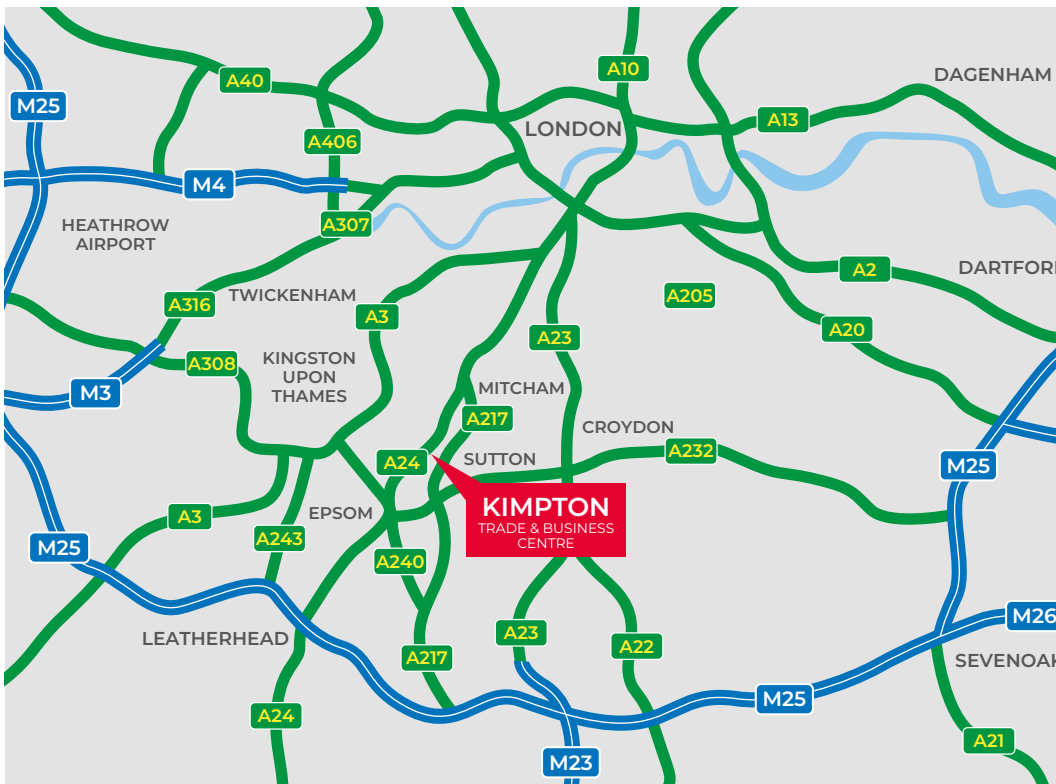
[www.ipif.com/kimpton](http://www.ipif.com/kimpton)

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNITS

# 7&8 KIMPTON TRADE & BUSINESS CENTRE

## MINDEN ROAD, SUTTON, SM3 9RW





## LOCATION

Kimpton Trade and Business Centre is situated within Kimpton Industrial Estate directly off the A217. The A217 provides direct access to Central London and the M25 (Junction 8). The estate benefits from good public access with Sutton Common train station only 0.7 miles away and numerous bus routes.

## DESCRIPTION

The properties comprise modern trade counter or warehousing units of steel portal frame construction clad with profile metal sheeting and single-storey offices. Access is gained via a single roller shutter door and a separate personnel entrance.

## ACCOMMODATION

Available accommodation comprises the following gross external areas:

| UNIT 7                | M <sup>2</sup> | FT <sup>2</sup> |
|-----------------------|----------------|-----------------|
| GF Warehouse & Office | 300.81         | 3,238           |
| FF Office             | 47.00          | 506             |
| <b>TOTAL</b>          | <b>347.81</b>  | <b>3,744</b>    |

| UNIT 8 *              | M <sup>2</sup> | FT <sup>2</sup> |
|-----------------------|----------------|-----------------|
| GF Warehouse & Office | 298.21         | 3,210           |
| FF Office             | 47.37          | 510             |
| <b>TOTAL</b>          | <b>345.59</b>  | <b>3,720</b>    |

\*subject to updated measurements



Indicative



Indicative

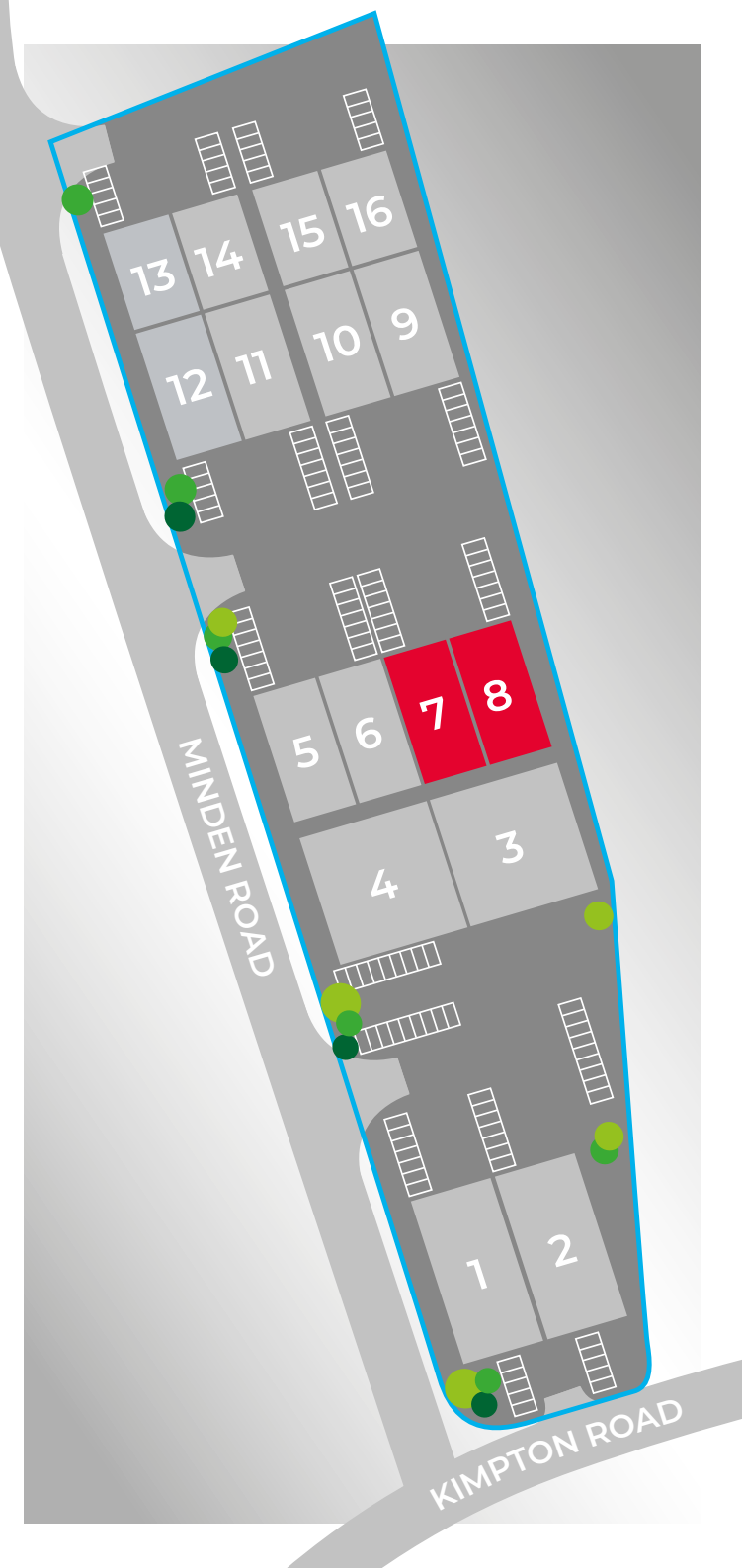


Unit 7 (2016 Image)

## SPECIFICATION

Units 7&8 benefit from the following:

- Gated communal yard
- GF & FF Office Accommodation
- Single roller shutter door per unit
- Minimum eaves height 4.7 m
- Separate personnel entrance
- Ladies / gents WC facilities
- Allocated car parking





## LEASE TERMS

The unit is available on a new full repairing and insuring lease.

## BUSINESS RATES

Details available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPC is available on request.



On behalf of the landlord

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