

MODERN INDUSTRIAL / WAREHOUSE UNIT

TO LET

2,454 SQ FT (228 sq m) APPROX



UNIT 5, CHESSINGTON TRADE PARK, 60 COX LANE,
CHESSINGTON, SURREY KT9 1TW



LOCATION

Chessington Trade Park is located half way along Cox Lane near to the junction with Roebuck Road. The Tolworth junction of the A240 Kingston Road and A3 Kingston By-pass is within ½ mile of the Trade Park offering a direct route to central London to the north and junction 10 of the M25 to the south.

The A243 Hook Road is also within ¾ mile offering a direct route to junction 9 of the M25, so road communications are very good. Tolworth and Chessington North railway stations are both within a 12 minute walk of the building offering a regular service to Wimbledon and London Waterloo.

Nearby amenities for staff include a Tesco Express, Hunts Café and also a Premier Inn adjacent to Tolworth Station.

For a map of this location please visit

www.bing.com/maps

and enter KT9 1TW

COMMUNICATIONS

- Heathrow 12 miles
- M25 Junction 10 miles
- Gatwick 23 miles
- Central London 16 miles
- Tolworth Station 0.5 miles

DESCRIPTION

The property comprises a modern semi-detached industrial/warehouse unit forming part of this trade park estate established in the mid 1990s.

The unit is of a steel framed construction with block walls under a pitched steel profile roof incorporating Perspex skylights. There is a roller shutter loading door to the front as well as 3 dedicated parking spaces, a refuse area and loading bay with canopy.

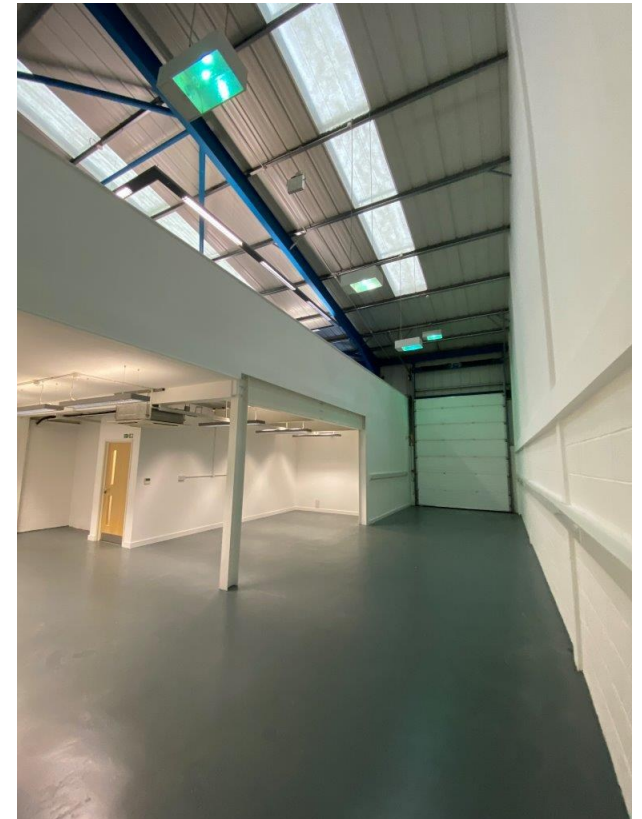
Internally the unit benefits from good eaves height and has a substantial mezzanine erected to one half of the unit. Beneath this is a reception area, male and female toilets and a workshop area which has a comfort cooling/heating unit as well as fluorescent lighting.

The mezzanine itself is fully carpeted with double glazed windows to the front, capped off drainage and water and suspended fluorescent lighting.

ACCOMMODATION

The unit comprises the following approximate gross internal floor areas:

Floor	SQ FT	SQ M
First Floor Mezzanine	931	86.5
Ground Floor	1,523	141.5
Total	2,454	228.0



AMENITIES

Offices

- Comfort cooling/heating cassettes
- Fluorescent strip lighting
- Two toilets (one disabled compliant)
- Double glazed main entrance door
- Full carpeting to mezzanine floor
- Double glazed windows
- Tea point
- Steel staircase to mezzanine
- UPVC perimeter trunking

Warehouse

- 3 phase power
- Roller shutter loading door
- Suspended high level sodium lights
- LED lighting beneath mezzanine & at high level
- Perspex skylights
- Maximum eaves height 8.6m / 28'3"
- Minimum eaves beneath mezzanine 2.47m / 8'1"
- Capped off gas supply
- Covered loading bay
- 3 car parking spaces
- Refuse bay
- Comfort cooling



TENURE

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£36,000 per annum exclusive.

VAT

We are advised the building is elected for VAT.

RATES

Rateable Value £34,000

Rates Payable **26/27** £14,688

(We strongly recommend you verify these figures with Kingston Borough Council in due course).

EPC

Rating B (44)

VIEWINGS strictly by appointment through joint sole agents:

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