

Brand New Speculative Development  
Seven Light Industrial / Warehouse / Last Mile Logistics Units  
9,400 Sq Ft - 24,600 Sq Ft  
**Available - To Let - Q4 2024**



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**CHESSINGTON** Surrey  
KT9 1SG

# BRING ON THE BASE

Base Chessington is a brand new speculative development comprising seven light industrial / warehouse / last mile logistics units.

Within 3 minutes of the A3 arterial road in one of South West London's premier last mile locations.

In a popular and established commercial district with occupiers including Alliance, UniChem, New England Seafood, British Telecom, Specialized Bikes, Oliver Bonas and Selco. Nearby trade occupiers include Howdens, Screwfix, Buildbase and Brandon Hire.



M25 J9/10

A3

A3

THE BIG YELLOW SELF STORAGE

EVRI  
delivery made for you

carpetright.

OLIVER BONAS

west one bathrooms ltd. LONDON

HOWDENS

selco BUILDERS WAREHOUSE

TESCO

DIGITAL REALTY

BASE

BASE

SCREWFIX

CENTRAL LONDON

A3

Premier Inn

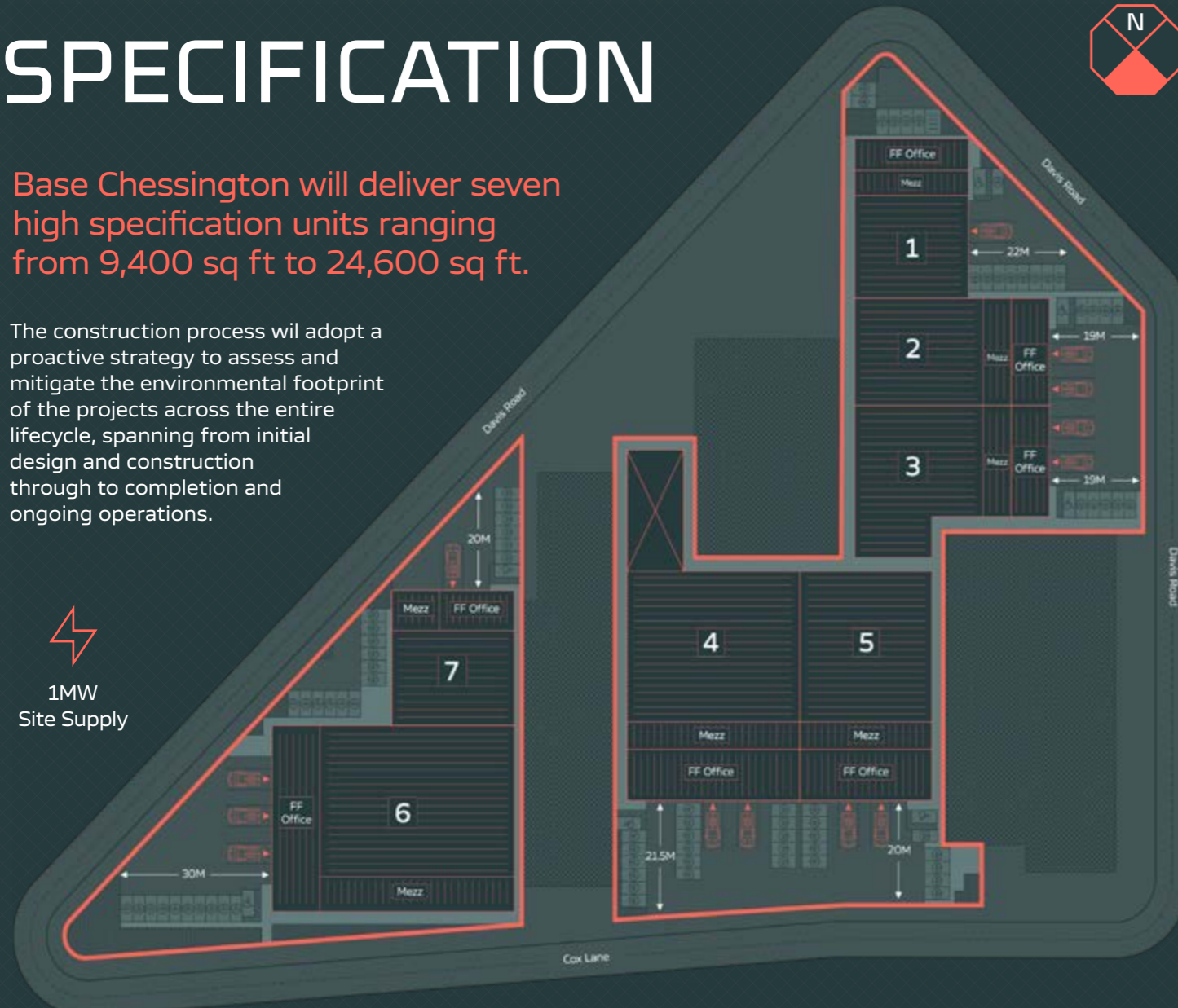
TOLWORTH

LIDL

# SPECIFICATION

Base Chessington will deliver seven high specification units ranging from 9,400 sq ft to 24,600 sq ft.

The construction process will adopt a proactive strategy to assess and mitigate the environmental footprint of the projects across the entire lifecycle, spanning from initial design and construction through to completion and ongoing operations.



- Photovoltaic Panels
- Target BREEAM 'Excellent'
- Minimum EPC 'A' Rating
- EV Charging Spaces
- Minimum 10 Cycle Spaces Per Unit
- Net Zero Carbon Ready
- 8M Clear Height
- 37.5KN/M<sup>2</sup> Floor Loading
- 19m - 28.5m Yard Depths

Unit 1	Sq Ft*	Sq M*
Ground Floor	7,000	650
First Floor Mezzanine	1,000	93
First Floor Office	1,400	130
<b>Total Area</b>	<b>9,400</b>	<b>873</b>
Yard Depth		22M
Level Access Doors		1
Power		90 KVA
Parking Spaces		10

Unit 2	Sq Ft*	Sq M*
Ground Floor	8,500	790
First Floor Mezzanine	1,150	107
First Floor Office	1,700	158
<b>Total Area</b>	<b>11,350</b>	<b>1,055</b>
Yard Depth		19M
Level Access Doors		2
Power		110 KVA
Parking Spaces		8

Unit 3	Sq Ft*	Sq M*
Ground Floor	9,700	901
First Floor Mezzanine	1,150	107
First Floor Office	1,700	158
<b>Total Area</b>	<b>12,550</b>	<b>1,166</b>
Yard Depth		19M
Level Access Doors		2
Power		110 KVA
Parking Spaces		9

Unit 4	Sq Ft*	Sq M*
Ground Floor	15,900	1,477
First Floor Mezzanine	2,100	195
First Floor Office	3,150	293
<b>Total Area</b>	<b>21,150</b>	<b>1,965</b>
Yard Depth		21.5M
Level Access Doors		2
Power		200 KVA
Parking Spaces		17

Unit 5	Sq Ft*	Sq M*
Ground Floor	12,000	1,115
First Floor Mezzanine	1,600	149
First Floor Office	2,400	223
<b>Total Area</b>	<b>16,000</b>	<b>1,487</b>
Yard Depth		20M
Level Access Doors		2
Power		140 KVA
Parking Spaces		12

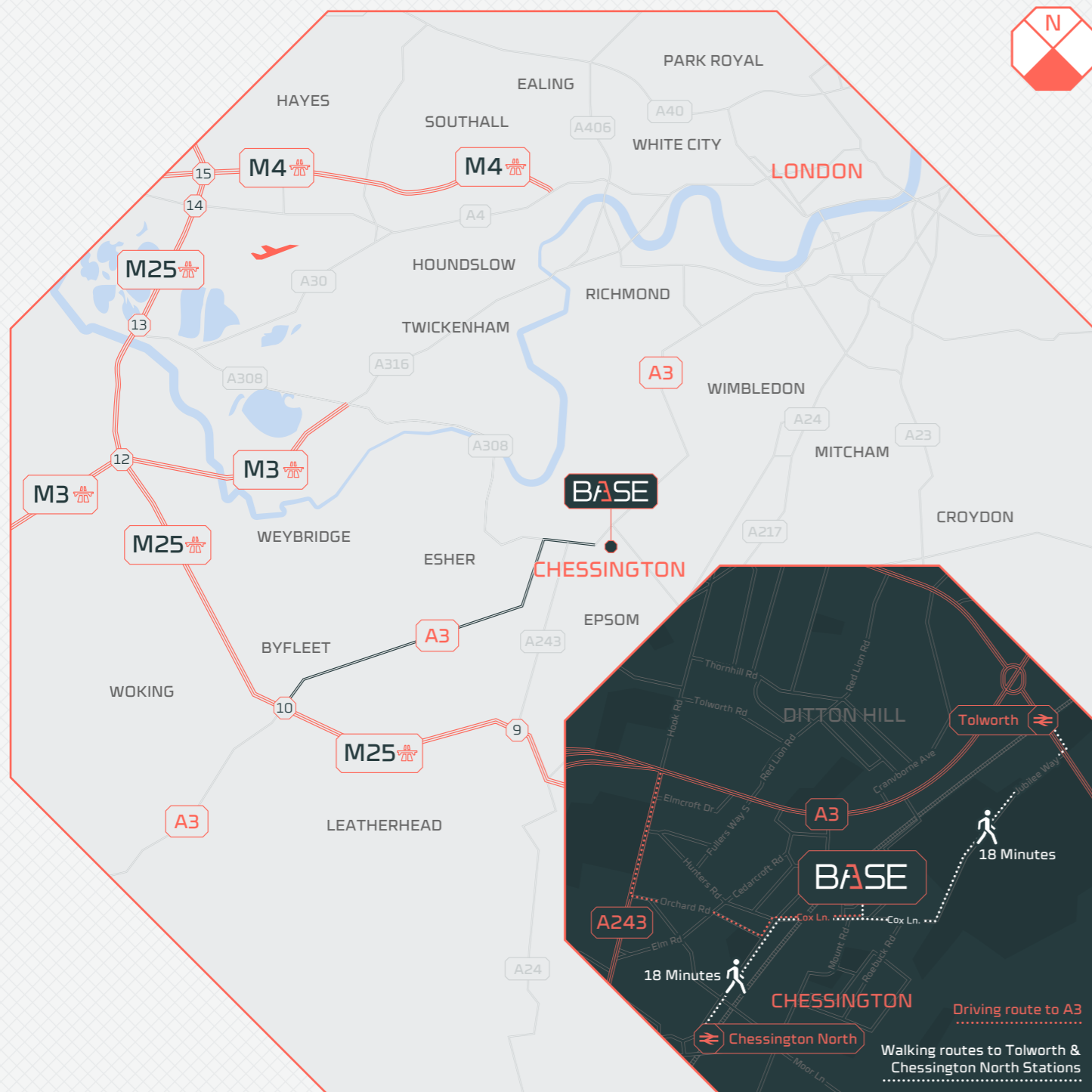
Unit 6	Sq Ft*	Sq M*
Ground Floor	18,350	1,705
First Floor Mezzanine	2,500	232
First Floor Office	3,750	348
<b>Total Area</b>	<b>24,600</b>	<b>2,285</b>
Yard Depth		25M
Level Access Doors		3
Power		140 KVA
Parking Spaces		23

Unit 7	Sq Ft*	Sq M*
Ground Floor	6,400	595
First Floor Mezzanine	900	84
First Floor Office	1,350	125
<b>Total Area</b>	<b>9,650</b>	<b>804</b>
Yard Depth		28.5M
Level Access Doors		1
Power		120 KVA
Parking Spaces		7

\*Approximate gross internal floor areas

# LOCATION

Base Chessington is located on Cox Lane, near the junction with Davis Road and benefits from excellent transport communications being adjacent to the A3 arterial road, (0.8 miles / 3 minutes) which offers direct access into both Central London 14.7 miles to the north and Junction 9 of the M25 4.6 miles to the south.



# DEMOGRAPHICS



**930,000+**  
Population within a 20 Minutes drive.



**82.9%**  
Economically active population, 3.7% higher than the London average.



**330,000+**  
Workforce within a 20 Minutes drive.



**16.9%**  
Of local population employed in skilled trades, 5.5% higher than the London average.

# TRAVEL TIMES



Road	Distance	Off-Peak (OP)	Peak (P)
A3	1 Mile	3 Minutes	6 Minutes
M25 (J9)	4.6 Miles	12 Minutes	22 Minutes
M25 (J10)	10.2 Miles	14 Minutes	22 Minutes
M25 (J12) / M3 (J2)	17.1 Miles	17 Minutes	35 Minutes

Off-Peak (OP) | Peak (P)



Station	Distance from Tolworth Station	Travel Time
Wimbledon	15 Miles	15 Minutes
Kingston	18 Miles	18 Minutes
Wandsworth	22 Miles	22 Minutes
Waterloo	31 Miles	31 Minutes



Location	Distance	Off-Peak (OP)	Peak (P)
Chessington	0.6 Miles	2 Minutes	3 Minutes
Kingston	4.2 Miles	12 Minutes	16 Minutes
Wimbledon	6.7 Miles	16 Minutes	35 Minutes
Central London	14.7 Miles	50 Minutes	110 Minutes



Bus Route	Distance	Travel Time
71 Bus	3 Miles	3 Minutes walk (Moor Lane)
K2 Bus	3 Miles	3 Minutes walk (Roebuck Road)
418 Bus	18 Miles	18 Minutes walk (Tolworth station)
406 Bus	18 Miles	18 Minutes walk (Tolworth station)

Sources: Google Maps, City Mapper, ONS Survey & Nomis

# BASE

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Computer Generated Image

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## ARAX PROPERTIES

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