

iO Centre

Unit 18



Modern light industrial
warehouse unit **to let.**

18,659 ft²
(1,733.43 m²)

KIMPTON PARK WAY, SUTTON, SURREY, SM3 9BW



Accommodation

Ground Floor	1,648.05 m ²	17,740 ft ²
First Floor	85.38 m ²	919 ft ²
Total GEA	1,733.43 m²	18,659 ft²

Rates

According to the VOA website, the property has a Rateable Value of £127,000.

Legal

Each party is to be responsible for their own costs in this transaction.

EPC

The property has a current rating of B (33).

VAT

The premises have been elected for VAT.

Terms

The unit is available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rental

Upon application.

Viewing

Strictly by appointment through Sole Agents.

Location

iO Centre Sutton is located on Minden Road/ Kimpton Parkway, on the established Kimpton Industrial Estate, which can be accessed from Oldfields Road (A217), approximately midway between Cheam and Rose Hill. The A217 provides direct access to Junction 8 of the M25 to the South and Central London to the North via the A24.

Other occupiers in and around the established Kimpton Industrial Park include Tesco Superstore, Big Yellow, Howdens, Wolseley, SIC, Yesss Electrical, Screwfix, Tool Station, Benchmarx, Tile Giant, Wickes, Selco and Parcel Force.

Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south west of

central London, 5 miles west of Croydon, 10 miles north of Reigate and 7 miles south east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Description

Unit 18 iO Centre is a modern industrial unit of steel portal frame construction with profile metal cladding and a reinforced concrete floor.

Office Amenities:

- Suspended ceilings
- LED lighting
- Carpet tiles
- Perimeter floor trunking

Industrial Amenities:

- Clear internal height to underside of haunch of 8m
- Two full height electric roller shutter doors
- Floor loading 40kN/m²
- WC and kitchenette facilities
- Designated car parking area

Environmental Benefits:

- Photovoltaic panels
- Energy efficient electrical fittings

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable. The property described in these particular is subject to availability and to formal contract.

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