

2,347 sq ft
TO LET

UNIT **B**

INDUSTRIAL /WAREHOUSE

MODERN QUALITY UNIT

Refurbished in 2018



Easy access to M25



Close to Chessington South Railway Station



A3 1.6 miles

www.barwellbusinesspark.co.uk

[@BarwellBP](https://twitter.com/BarwellBP) [@barwellbp](https://www.instagram.com/barwellbp) www.linkedin.com/company/barwell-business-park

DESCRIPTION

Unit B is set within a terrace of single storey warehouse/production units.

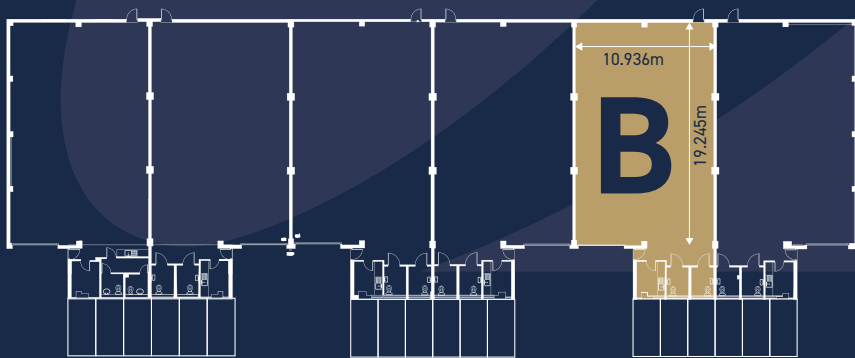


LOCATION

- J9 M25 - 2.8 miles / 10 minutes via A243
- London Waterloo (38 minutes) every 30 minutes from Chessington South Station (3 minute walk)
- Central London - 16 miles via A3
- A3 at Hook 1.6 miles - 6 minutes by car
- Heathrow and Gatwick - approx. 45 minutes' drive
- Regular bus services to Kingston-upon-Thames - Routes 71 and 465

THE UNITS OFFER

- 3 car parking spaces
- Gas and 3 phase power
- Separate kitchenette
- Electrically operated roller shutter door
- WC facilities
- Clear height of 3.55m to underside of haunch and 5.48 to apex
- Flexible lease terms
- On-site manager
- 24 hr security
- Park-wide CCTV and vehicle plate recognition
- On-site bakery/sandwich bar



Unit	sq ft (GIA)	(sq m)	Rent (pax)	EPC
B	2,347	(218.0)	£47,500	C

The properties have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition). Rents are exclusive of all other outgoings and VAT. Copy of EPC available on request.

Quoted rents are based on a minimum of 5 year repairing and insuring lease terms.

RATES & SERVICE CHARGE INFORMATION

Available from the joint agents.

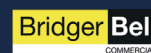
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VIEWINGS



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