



**LEWIS
&CO**

TYPHOON BUSINESS CENTRE

CHESSINGTON, KT9 1RH

**OFFICE/STORAGE UNIT TO RENT
1,581 - 7,382 SQ FT (146 - 685.8 SQM)**

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DESCRIPTION

Self contained office / storage units to let, located on the ground and first floors. The units benefits from access to shared amenities with a manned reception, disabled toilets, shower facilities and on-site car parking.



LOCATION

Chessington is an established commercial and residential centre located within the Royal Borough of Kingston-upon-Thames, approximately 13 miles (21 km) south west of Central London, 7 miles (11 km) south of Richmond and 6 miles (10 km) north of Leatherhead. Chessington benefits from excellent transport communications being adjacent to the A3 arterial road, which offers direct access into both Central London to the north and Junction 10 of the M25, approximately 10 miles (16 km) to the south west.

The area is well served by public transport with frequent direct rail services from Chessington North and Tolworth into London Waterloo, with a fastest journey time of approximately 32 minutes. Trains from Tolworth also connect directly to Clapham Junction, Wimbledon and Raynes Park. Gatwick and Heathrow airports are easily accessible via the M25 and are situated approximately 17 miles (27 km) to the south east and 13 miles (21 km) to the north west respectively.

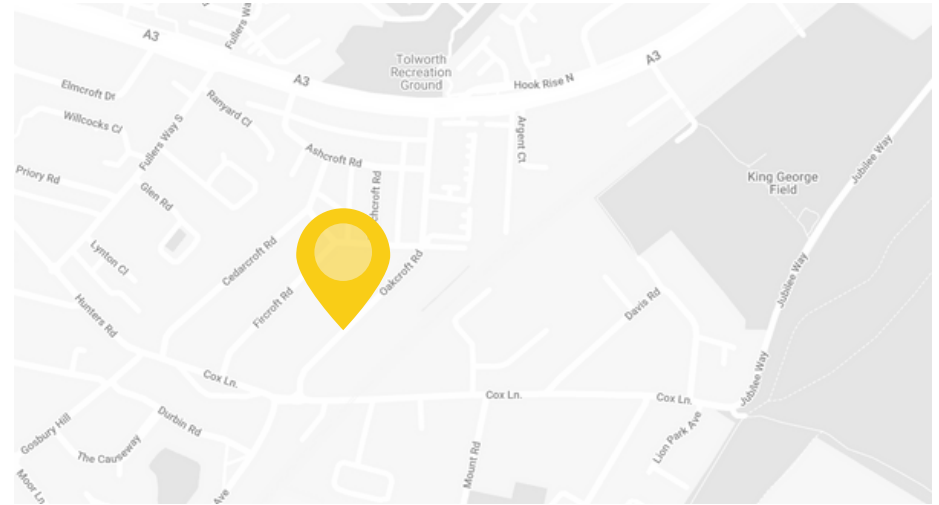
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SPECIFICATION

- Manned reception
- Comfort cooling
- On-site car parking
- Open plan layout

FLOOR AREAS

Unit 1	2,017	187.38
Unit 6	1,956	181.73
Unit 7	1,581	146.87
Unit 9.2	435	40.41
Unit 10	1,393	129.41
Total	7,382 sq ft	685.8 sq m



TERMS

A new lease is available.

RENT

On application.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

On application.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

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