82

BARWELL
BUSINESS PARK
CHESSINGTON, SURREY KT9 2NY

Flexible Full Height Warehouse Space with Quality Two Storey Offices

3,474 sq ft (322.87 sq m)

TO LET

To Be Fully Refurbished

- Prominent business park fronting Leatherhead Road (A243)
- Close to Chessington South Railway Station
- 24 hour security with barrier controlled access
- Good access to central London via A3
- Good on-site parking
- Close to J9 M25
- On site manager/security guard

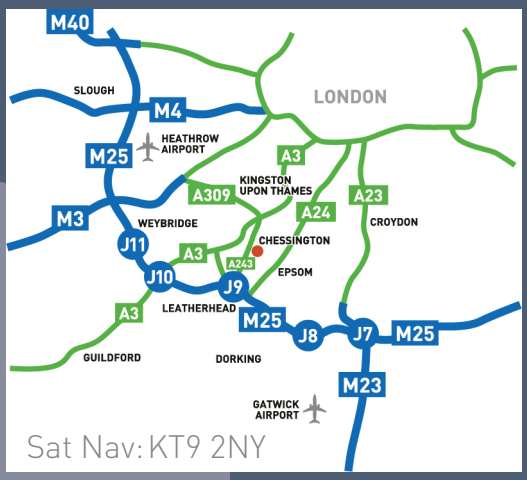
www.barwellbusinesspark.co.uk

AVIVA INVESTORS

Description

Unit 82 will provide fully refurbished modern full height warehouse/ production space and quality two storey offices. The rear warehouse is accessed via a single roller shutter leading onto a loading courtyard.

- High quality two-storey offices with suspended ceilings LED lighting, raised floor, new carpets and tea preparation area
- Full height warehouse
- Minimum eaves height 5.28m (17'34")
- Single roller shutter door with loading apron
- 3 phase electricity



- Located in Chessington just off Leatherhead Road (A243)
- Good access to J9 M25 and west of London via A3
- Chessington South railway station within 5 minutes walk
- London Waterloo only 38 minutes direct
- Regular bus services to Kingston upon Thames

Accommodation

Description	sq ft	sq m
Ground Floor Full Height Warehouse	1,740	161.67
Ground Floor Offices & Ancillary	893	82.99
First Floor Offices & Ancillary	841	78.21
Total - Gross Internal Area	**3,474**	**322.87**

Unit 81 adjacent (two storey office and warehouse unit of 5,913 sq ft) could be combined to provide a unit totalling 9,387 sq ft GIA.

Occupational Costs

Quoted rent of £57,500 per annum exclusive is based on a minimum of 5 year term certain lease. Details of flexible terms, service charge, rateable value and rates payable are available from the joint agents.

Energy Performance Rating

The unit will require reassessment following completion of the refurbishment works.

Rates

From our investigations of the Valuation Office Agency website, the rateable value of the property is £40,500. Interested parties should make their own enquiries of the local rating authority for confirmation of the actual rates payable.

Viewings

For further information or to view the unit please contact either of the joint agents.

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