

**5,550 sq ft**

GIA APPROX

**TO LET**

# UNIT **23**

MODERN INDUSTRIAL / WAREHOUSE UNIT



Easy access to M25



Close to Chessington South Railway Station



A3 1.6 miles

[www.barwellbusinesspark.co.uk](http://www.barwellbusinesspark.co.uk)

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

  
**AVIVA  
INVESTORS**

## DESCRIPTION

Unit 23 is a mid-terrace warehouse/production unit.

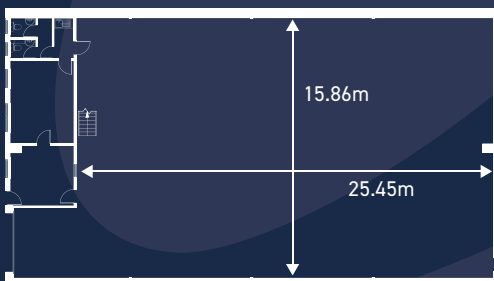


## LOCATION

- 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 UNIT OFFERS

- Steel portal frame construction
- Minimum height of 4.4m to the underside of haunch rising to 5.96m to the apex
- One roller shutter loading door leading to front service yard
- 3 allocated car spaces
- 3 phase electricity



Ground floor



First floor



Indicative photo

Description	sq ft (GIA)	(sq m)	Rent (pax)	EPC
Ground Floor Warehouse	4,516	419.75	£112,500	C
Ground Floor Office/Ancillary	517	48.11		
Area above Ground Floor Office	517	48.11		
<b>TOTAL</b>	<b>5,550</b>	<b>515.97</b>		

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.

## RATES & SERVICE CHARGE INFORMATION

Available from the joint agents.

## VIEWINGS



Robert Bradley-Smith  
 robert.bradley-smith@altusgroup.com  
 DD: +44 (0)1737 925531

Harvey Arrowsmith  
 harvey.arrowsmith@altusgroup.com  
 DD: +44 (0)1737 907231



Jonathan Hillman  
 barwell@bridgerbell.com  
 M: +44 (0)7713-643904

Sally Holley  
 sally.holley@bridgerbell.com  
 DD: +44 (0)1372 730004

Disclaimer: Altus Group and Bridger Bell for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of the property, (iii) no person in the employment of Altus Group and Bridger Bell has the authority to make or give any representation or warranty whatever in relation to the property. August 2019.