

UNIT  
**6**  
8,563 ft<sup>2</sup>



CHESSINGTON, SURREY, KT9 2NY  
**BARWELLBUSINESSPARK.CO.UK**

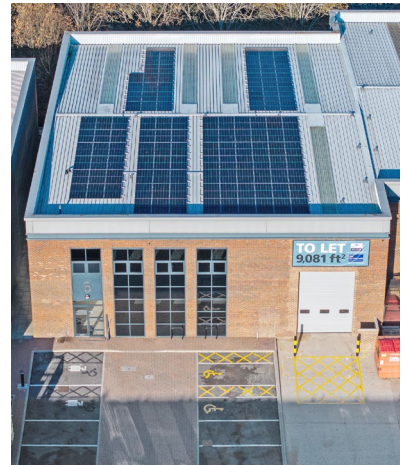
UNIT  
**6**



**8,563 ft<sup>2</sup>**

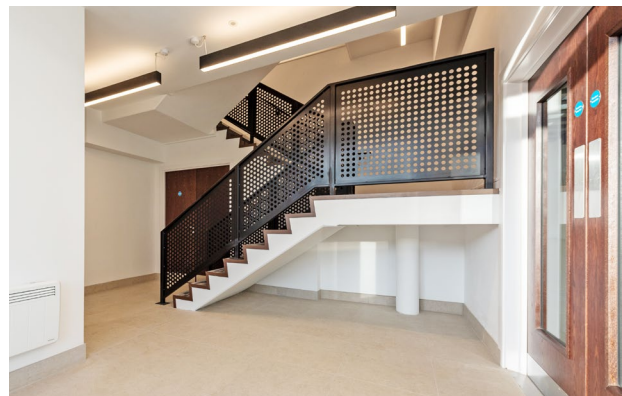
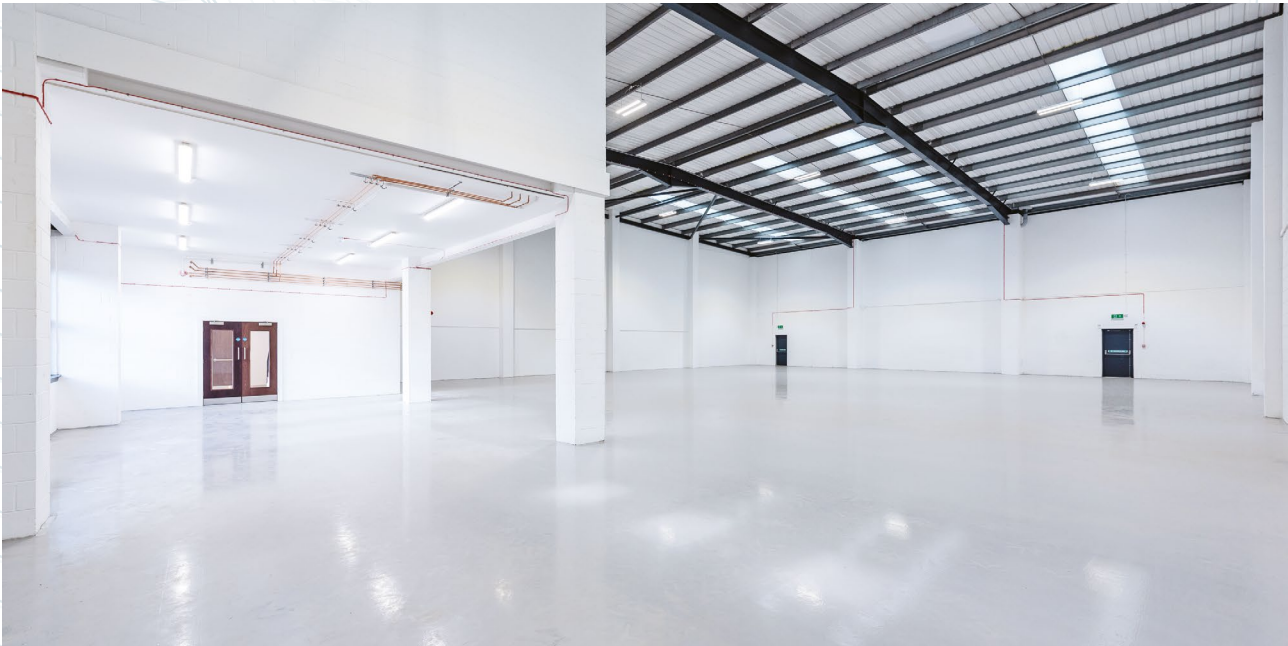
**INDUSTRIAL / WAREHOUSE UNIT  
TO LET**

**FULLY REFURBISHED**



# UNIT 6

	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	7,197	669
Ground Floor Office	355	33
First Floor Office	1,011	94
<b>TOTAL (GIA)</b>	<b>8,563</b>	<b>796</b>



## SPECIFICATION



**HIGH QUALITY  
REFURBISHMENT**



**EPC RATING  
A**



**EV CHARGING  
POINTS**



**LED LIGHTING  
THROUGHOUT**



**EXCELLENT  
CAR PARKING**



**LARGE SERVICE  
YARD**



**5m x 4m ROLLER  
SHUTTER DOOR**



**EAVES HEIGHT  
8.0m**



**3 PHASE  
POWER**



**NEW FULLY-FITTED  
FIRST FLOOR OFFICES**



**NEW GROUND &  
FIRST WC FACILITIES**



**KITCHENETTE**



**CENTRAL LONDON**  
17 MILES

**A3**

**A3**

**CHESSINGTON**

**M25**  
JUNCTION 10  
8 MILES

**A243**

**UNIT 6**



**LONDON WATERLOO**  
(38 minutes) every  
30 mins from  
Chessington South

**CHESSINGTON SOUTH**  
- 2 MINUTE WALK



**M25**  
JUNCTION 9  
2.8 MILES



Access to  
Chessington  
South Station

Chessington,  
A3 & London

Exit

LEATHERHEAD ROAD A243

Main Entrance

Security &  
Estate Office

M25 Junction 9  
(2.8 miles)



**24 HOUR  
MANNED SECURITY**



**ON-SITE CCTV  
& ANPR**



**TAKE THE  
360° TOUR**

## WELL CONNECTED

An established industrial, trade and business park strategically located on the A243 Leatherhead Road.

The Park is home to over 60 businesses, covering 400,000 ft<sup>2</sup>, servicing the Industrial, Manufacturing, Trade Counter and Final Mile Logistic sectors.



**LONDON WATERLOO**  
(38 minutes) every 30 mins  
from Chessington South



**REGULAR BUS SERVICES**  
to Kingston-upon-Thames  
– Routes 71 and 465

### DRIVE-TIMES

A3 at Hook	1.6 miles	6 mins
J9 M25	2.8 miles	10 mins
Heathrow Airport	11.6 miles	40 mins
Gatwick Airport	22.3 miles	40 mins
Central London	16.0 miles	55 mins



what3words.com  
/// lines.soap.field



SAT NAV  
KT9 2NY



## BARWELL BUSINESS PARK OCCUPIERS



### TERMS

Details of terms, service charge and rates available on request.



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C H E S S I N G T O N , S U R R E Y , K T 9 2 N Y  
**B A R W E L L B U S I N E S S P A R K . C O . U K**