

UNIT
80
4,420 ft²



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

UNIT
80



4,420 ft²

**INDUSTRIAL / WAREHOUSE UNIT
TO LET**

UNDER REFURBISHMENT



UNIT 80

	FT ²	M ²
Ground Floor	2,216	206
First Floor	2,204	205
TOTAL (GIA)	4,420	411



ALL IMAGES: INDICATIVE REFURBISHMENT

SPECIFICATION



**HIGH QUALITY
REFURBISHMENT**



**TARGET EPC
RATING A**



**EV CHARGING
POINTS**



**SERVICE
YARD**



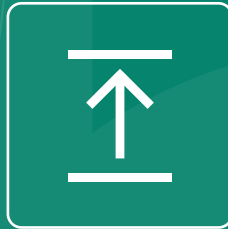
**LED LIGHTING
THROUGHOUT**



**ALLOCATED
CAR PARKING**



**ROLLER SHUTTER
DOOR TO REAR**



**X.Xm FLOOR TO
CEILING HEIGHT**



**NEW FULLY-FITTED
FIRST FLOOR OFFICES**



**NEW WC
FACILITIES**



**TEA
POINT**



**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 ft², 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

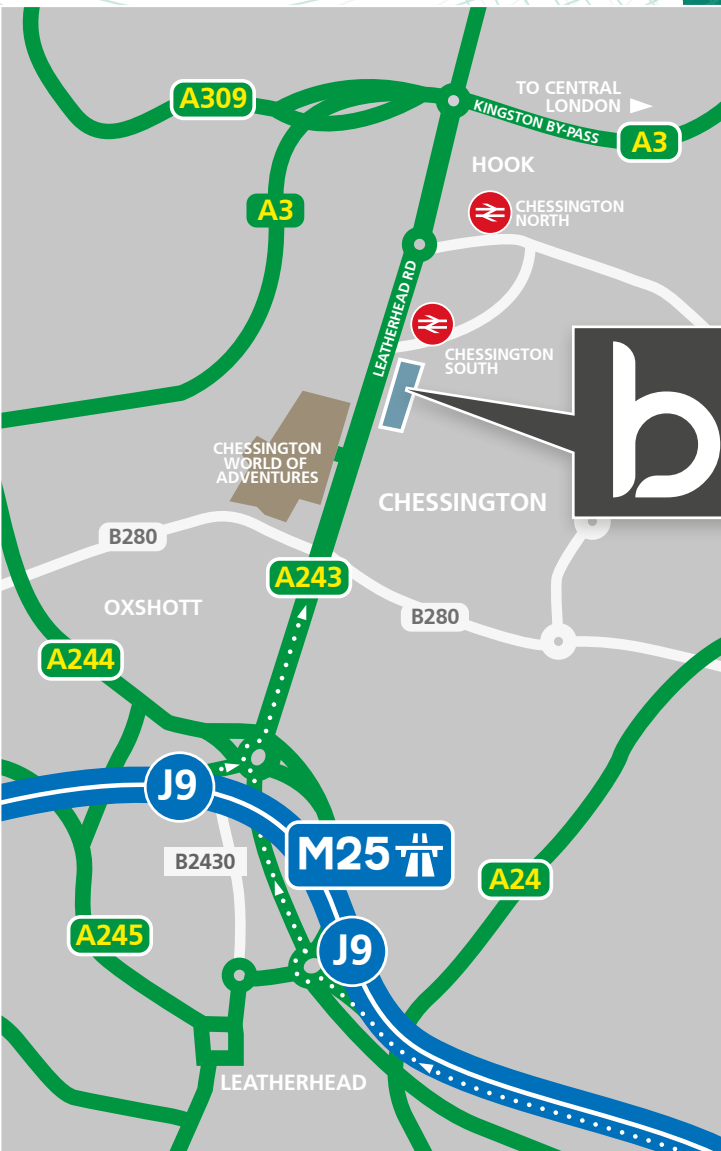
A3 at Hook	1.6 miles	6 mins
J9 M25	2.8 miles	10 mins
Heathrow Airport	11.6 miles	40 mins
Gatwick Airport	22.3 miles	40 mins
Central London	16.0 miles	55 mins



what3words.com
/// lines.soap.field



SAT NAV
KT9 2NY



BARWELL BUSINESS PARK OCCUPIERS



TERMS

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



01737 243 328

ryan.com/agency

Robert Bradley-Smith

robert.bradley-smith@ryan.com

07469 854 799



020 7935 4499

colliers.com/uk/industrial

James Haestier

james.haestier@colliers.com

07818 038 009

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