

UNIT  
**81**  
5,811 ft<sup>2</sup>



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

UNIT  
**81**



**5,811 ft<sup>2</sup>**

**INDUSTRIAL / WAREHOUSE UNIT  
TO LET**

**UNDER REFURBISHMENT**



# UNIT 81

	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	2,969	276
First Floor	2,842	264
<b>TOTAL (GIA)</b>	<b>5,811</b>	<b>540</b>



ALL IMAGES: INDICATIVE REFURBISHMENT

# SPECIFICATION



**HIGH QUALITY  
REFURBISHMENT**



**TARGET EPC  
RATING A**



**EV CHARGING  
POINTS**



**END-TERRACE  
UNIT**



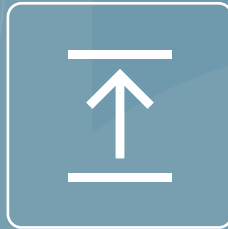
**LED LIGHTING  
THROUGHOUT**



**ALLOCATED  
CAR PARKING**



**ROLLER SHUTTER  
DOOR TO REAR**



**X.XXm FLOOR TO  
CEILING HEIGHT**



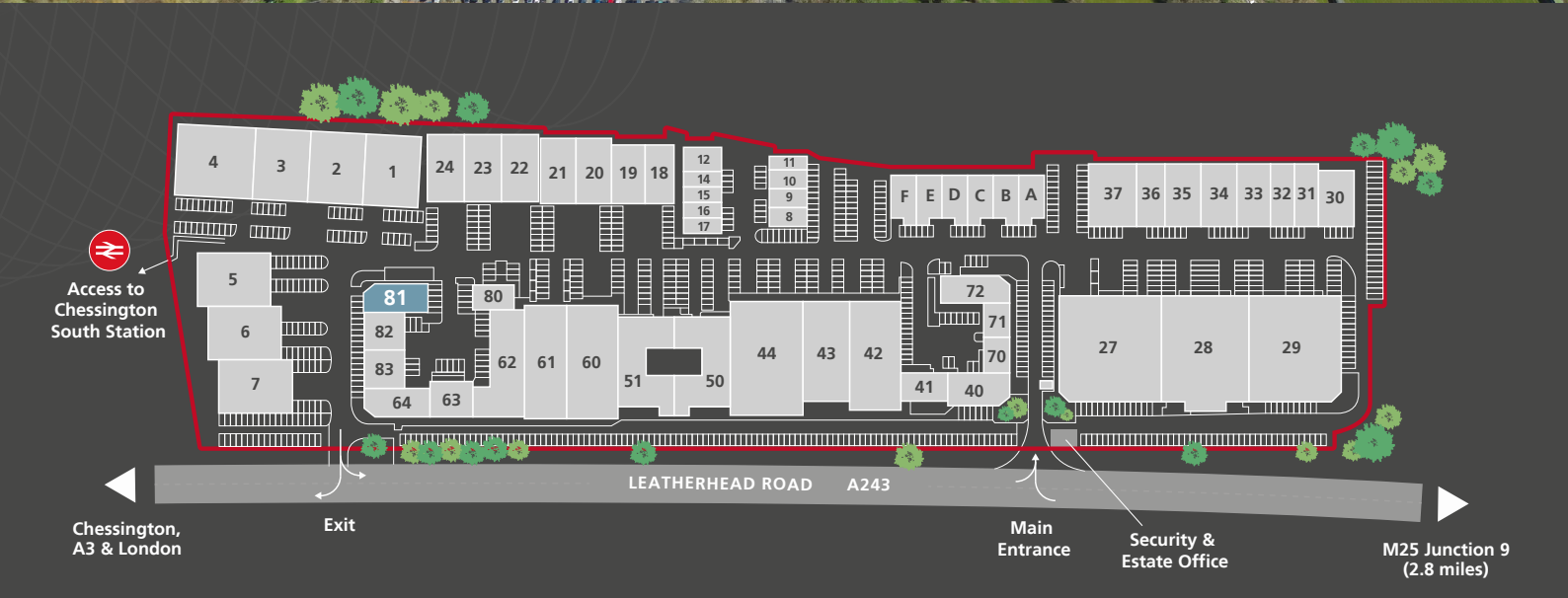
**NEW FULLY-FITTED  
FIRST FLOOR OFFICES**



**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 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**