

UNIT  
**29**  
24,329 ft<sup>2</sup>



**b**

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

UNIT  
**29**



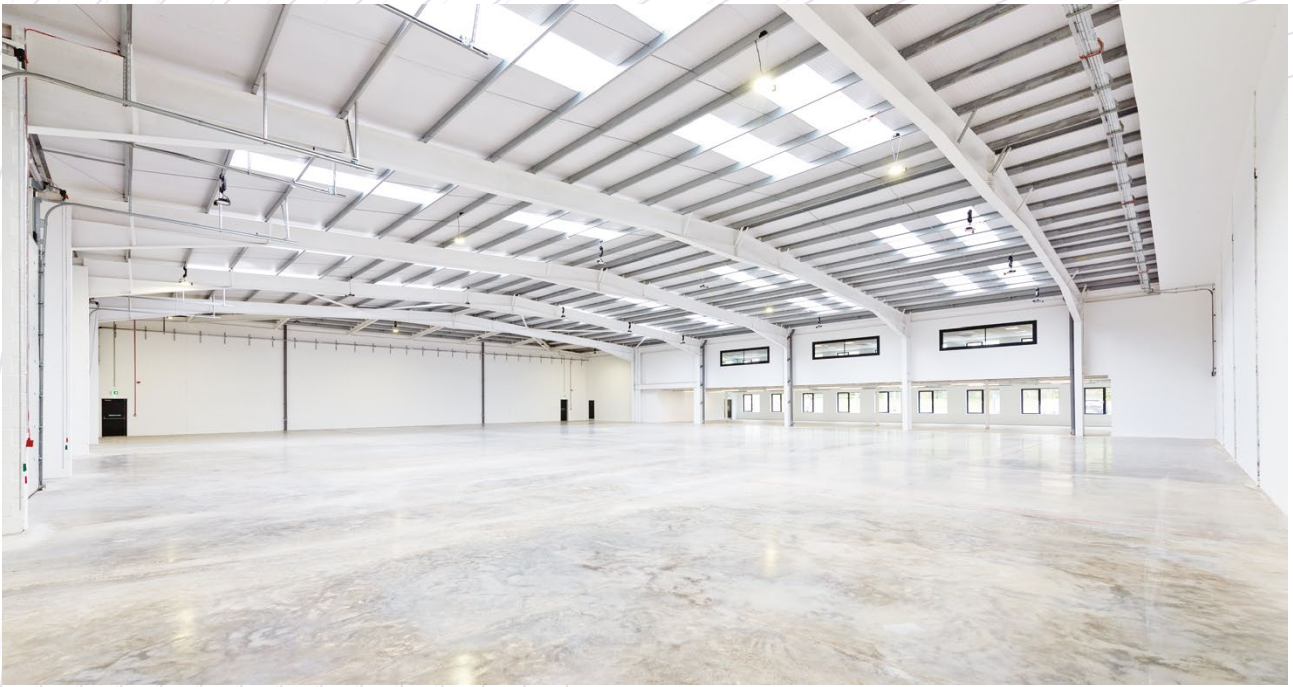
**24,329 ft<sup>2</sup>**

**INDUSTRIAL / WAREHOUSE / HQ UNIT  
TO LET**

**NEW CONSTRUCTION**

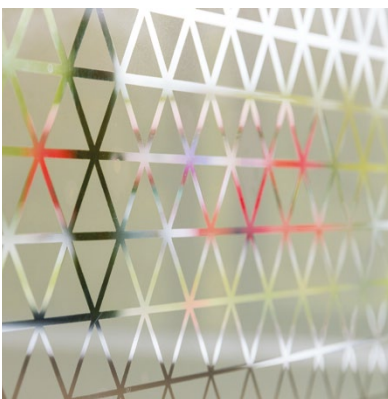


**WATCH VIDEO**



## UNIT 29

	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	18,678	1,735
Ground Floor Office	1,115	104
First Floor Office	4,536	421
<b>TOTAL (GIA)</b>	<b>24,329</b>	<b>2,260</b>



# SPECIFICATION



**HIGH QUALITY  
NEW CONSTRUCTION**



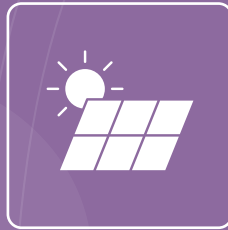
**EPC RATING  
A**



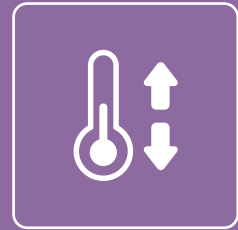
**EV CHARGING  
POINTS**



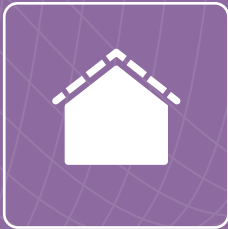
**LED LIGHTING  
THROUGHOUT**



**OFFICE ROOF  
PV PANELS**



**VRF AIR-  
CONDITIONING**



**NEW PITCHED ROOF  
& ROOF LIGHTS**



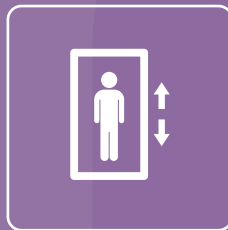
**EXCELLENT  
CAR PARKING**



**LARGE REAR  
SERVICE YARD**



**3 ELECTRIC LEVEL  
ACCESS DOORS**



**NEW  
PLATFORM LIFT**



**KITCHEN & BREAK  
OUT AREA**



**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

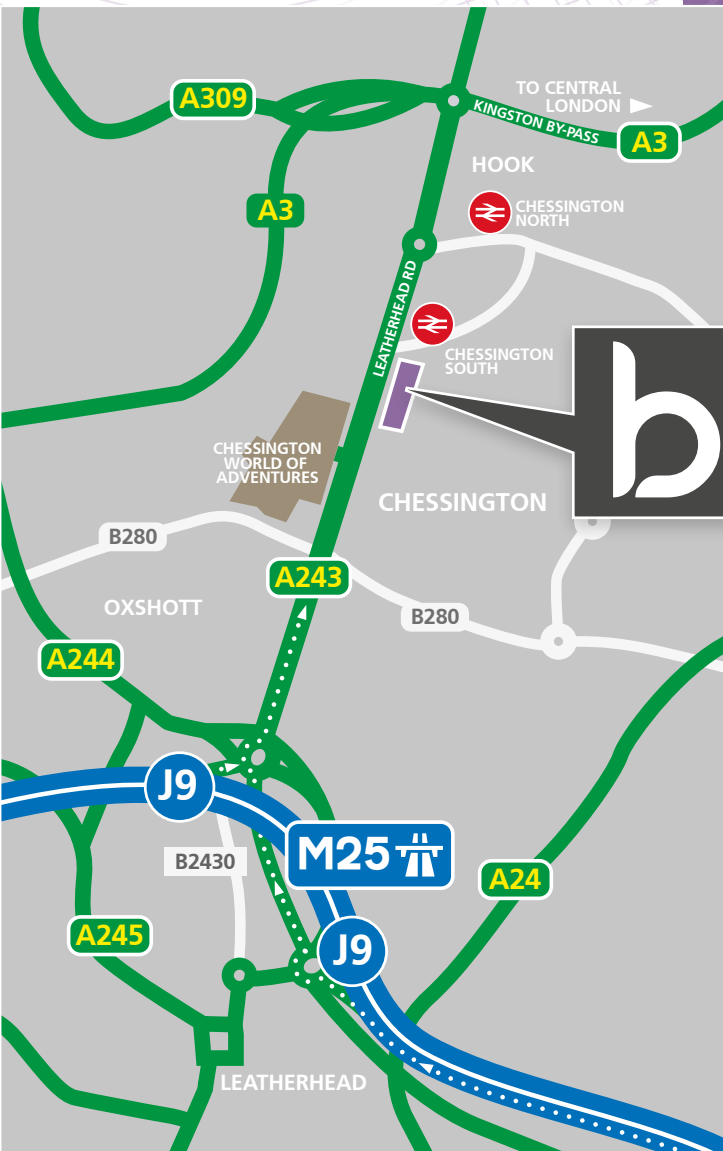
A3 at Hook	1.6 miles	6 mins
J9 M25	2.8 miles	10 mins
Heathrow Airport	11.6 miles	40 mins
Gatwick Airport	22.3 miles	40 mins
Central London	16.0 miles	55 mins



what3words.com  
/// lines.soap.field



SAT NAV  
KT9 2NY



## BARWELL BUSINESS PARK OCCUPIERS



### TERMS

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

**SHW** SHW.CO.UK  
**020 8662 2700**

**Robert Bradley-Smith**  
rbradley-smith@shw.co.uk  
07469 854 799

**Colliers**  
**020 7935 4499**  
colliers.com/uk/industrial

**James Haestier**  
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07818 038 009

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