

UNIT  
**80**  
4,420 ft<sup>2</sup>



CHESSINGTON, SURREY, KT9 2NY  
[BARWELLBUSINESSPARK.CO.UK](http://BARWELLBUSINESSPARK.CO.UK)

UNIT  
**80**



**4,420 ft<sup>2</sup>**

**INDUSTRIAL / WAREHOUSE UNIT  
TO LET**

**UNDER REFURBISHMENT**



# UNIT 80

	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	2,216	206
First Floor	2,204	205
<b>TOTAL (GIA)</b>	<b>4,420</b>	<b>411</b>



ALL IMAGES: INDICATIVE REFURBISHMENT

# SPECIFICATION



**HIGH QUALITY  
REFURBISHMENT**



**TARGET EPC  
RATING A**



**EV CHARGING  
POINTS**



**SERVICE  
YARD**



**LED LIGHTING  
TO OFFICES**



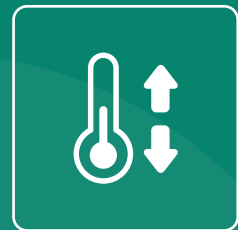
**ALLOCATED  
CAR PARKING**



**ROLLER SHUTTER  
DOOR TO REAR**



**CLEAR INTERNAL  
HEIGHT 3.15m**



**NEW VRF  
AIR-CONDITIONING**



**FULLY REFURBISHED  
WC FACILITIES**



**NEW GROUND FLOOR  
KITCHENETTE**



**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

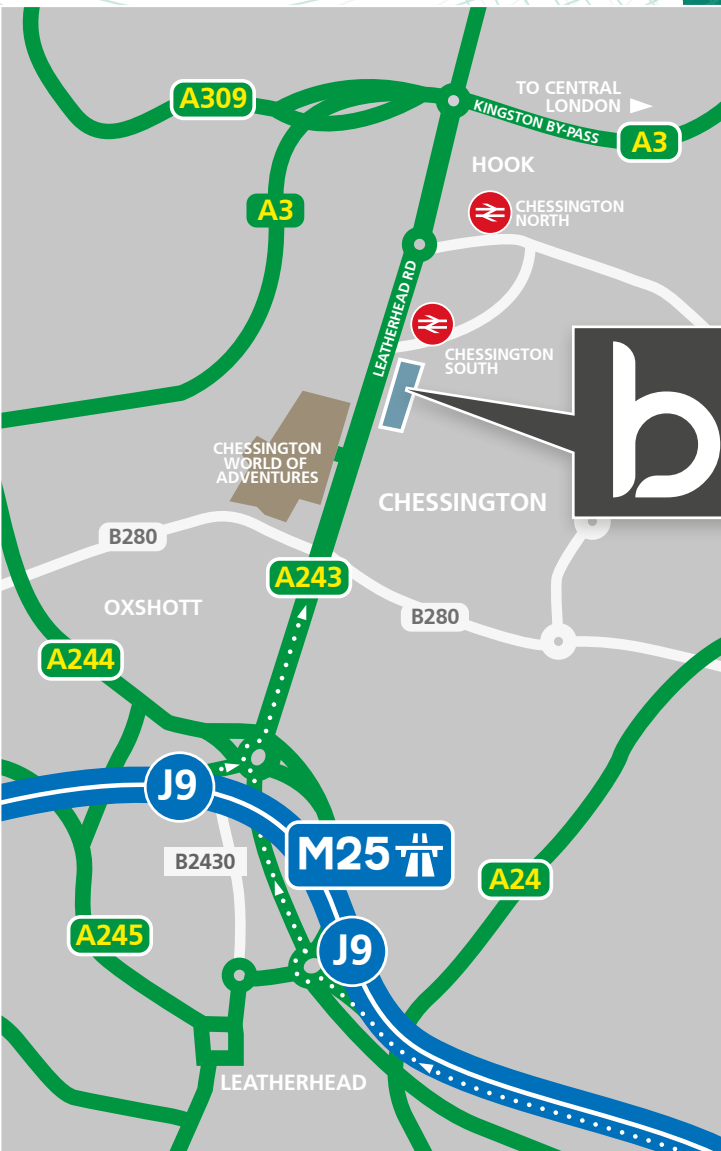
A3 at Hook	1.6 miles	6 mins
J9 M25	2.8 miles	10 mins
Heathrow Airport	11.6 miles	40 mins
Gatwick Airport	22.3 miles	40 mins
Central London	16.0 miles	55 mins



what3words.com  
/// lines.soap.field



SAT NAV  
KT9 2NY



## BARWELL BUSINESS PARK OCCUPIERS



### TERMS

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

Colliers

**020 7935 4499**  
[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

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