

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
TO OFFICES**



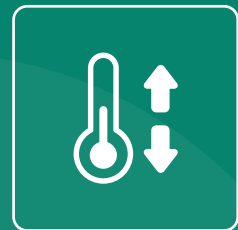
**ALLOCATED
CAR PARKING**



**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 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

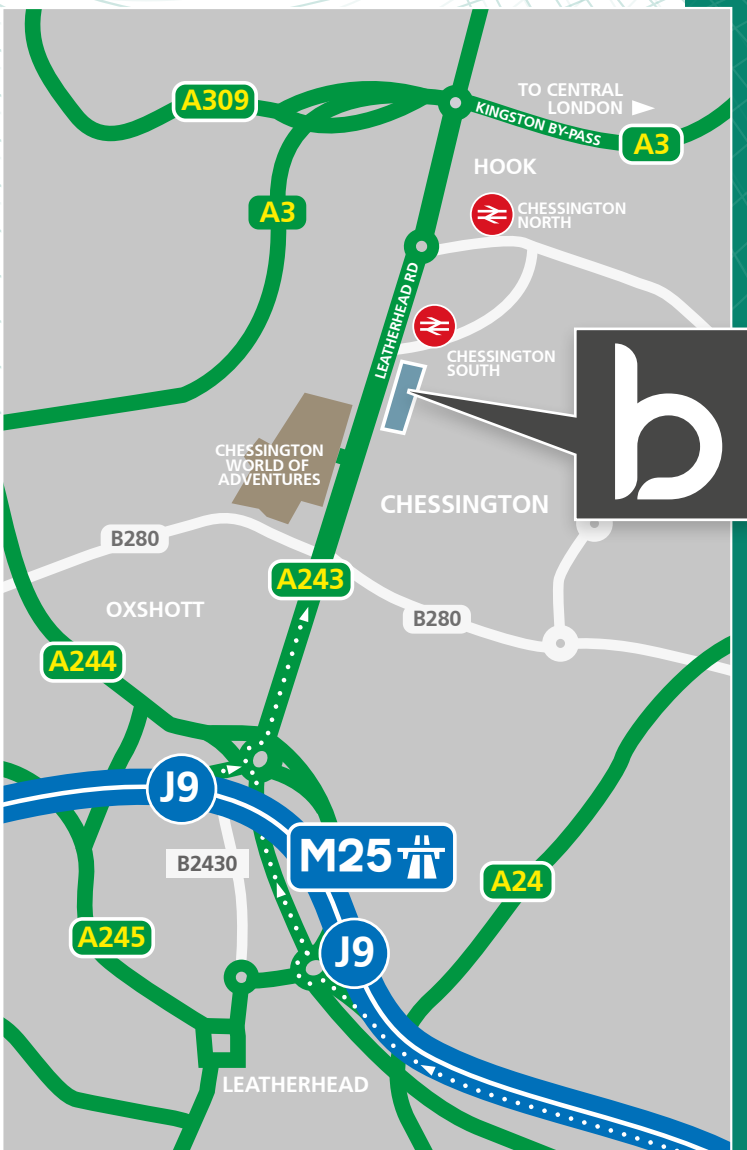
A3 at Hook	1.6 miles	6 mins
J9 M25	2.8 miles	10 mins
Heathrow Airport	11.6 miles	40 mins
Gatwick Airport	22.3 miles	40 mins
Central London	16.0 miles	55 mins



what3words.com
/// lines.soap.field



SAT NAV
KT9 2NY



BARWELL BUSINESS PARK OCCUPIERS



TERMS

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

Colliers

020 7935 4499

colliers.com/uk/industrial

James Haestier

james.haestier@colliers.com

07818 038 009

YC Lau

yc.lau@colliers.com

07551 383 904

SHW

[SHW.CO.UK](https://shw.co.uk)

020 8662 2700

Robert Bradley-Smith

rbradley-smith@shw.co.uk

07469 854 799

Rachel Good

rgood@shw.co.uk

07740 449 381



0203 151 1011

www.tlre.co.uk

Ed Thomason

et@tlre.co.uk

07818 065 276

Paul Londra

pl@tlre.co.uk

07779 269 290

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