

**4,780 sq ft**

GIA APPROX

**TO LET**

# UNIT **20**

REFURBISHED INDUSTRIAL / WAREHOUSE

MODERN QUALITY UNIT

Additional C 5,000 sq ft adjoining unit available to create 10,000 sq ft.



Easy access to M25



Close to Chessington South Railway Station



A3 1.6 miles

[www.barwellbusinesspark.co.uk](http://www.barwellbusinesspark.co.uk)

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## DESCRIPTION

Unit 20 is a mid-terrace warehouse/production unit.

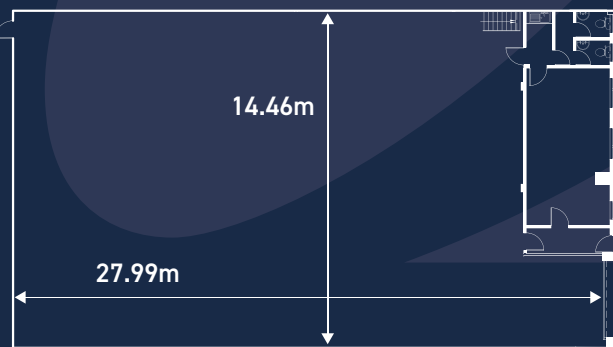


## LOCATION

- J9 M25 - 2.8 miles / 10 minutes via A243
- London Waterloo (38 minutes) every 30 minutes from Chessington South Station (3 minute walk)
- Central London - 16 miles via A3
- A3 at Hook 1.6 miles - 6 minutes by car
- Heathrow and Gatwick - approx. 45 minutes' drive
- Regular bus services to Kingston-upon-Thames - Routes 71 and 465

## THE UNIT OFFERS

- Excellent parking spaces
- Gas and 3 phase power
- Separate kitchenette
- Electrically operated roller shutter door
- WC facilities
- Minimum height of 4.4m to the underside of haunch rising to 5.96m to apex
- Flexible lease terms
- On-site manager 24 hr security
- Park-wide CCTV and vehicle plate recognition
- On-site bakery/sandwich bar



Unit	sq ft (GIA)	(sq m)	Rent (pax)	EPC
20	4,780	(444.31)	£83,750	C

Additional C 5,000 sq ft adjoining unit available to create 10,000 sq ft. The properties have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition). Rents are exclusive of all other outgoings and VAT. Copy of EPC available on request.

## RATES & SERVICE CHARGE INFORMATION

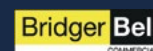
Available from the joint agents.

## VIEWINGS



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