

SHW

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WAREHOUSE/
INDUSTRIAL UNIT
5,500 SQ FT
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TO LET
020 8662 2700

TO LET

INDUSTRIAL AND WAREHOUSE – 5,561 SQ FT (516.62 SQ M)

Unit D, Roebuck Road, Chessington, Surrey, KT9 1EU

DESCRIPTION

A self-contained industrial / warehouse building of brick construction with steel truss roof, which has been recovered in modern insulated panels. The unit provides good, clear, open space with ancillary office accommodation at first floor.

LOCATION

The property is located on the Chessington Industrial Estate, 4 miles south of Kingston, just off the A3, 1.3 miles, at Tolworth which provides fast access to the M25 (J10) 10 miles and Central London, 15 miles. The property is situated in a prominent position, fronting Roebuck Road.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	5,016	465.99
First Floor	545	50.63
TOTAL	5,561	516.62

AMENITIES

- Gas warm air heating
- Strip Lighting
- Modern insulated roof and roof lights
- 2.7m to underside of truss
- 4.9m to ridge

RENT

£60,000 per annum exclusive.

TENURE

The property is available to let on a new FRI Lease available direct from the Landlord.

RATES

Rateable Value £34,000.

VAT

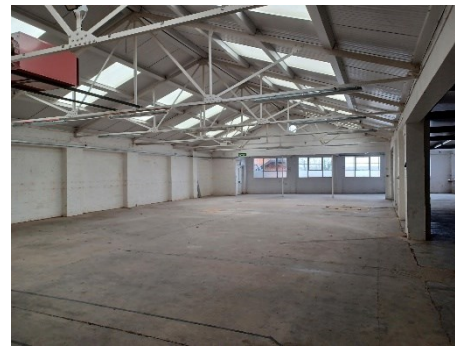
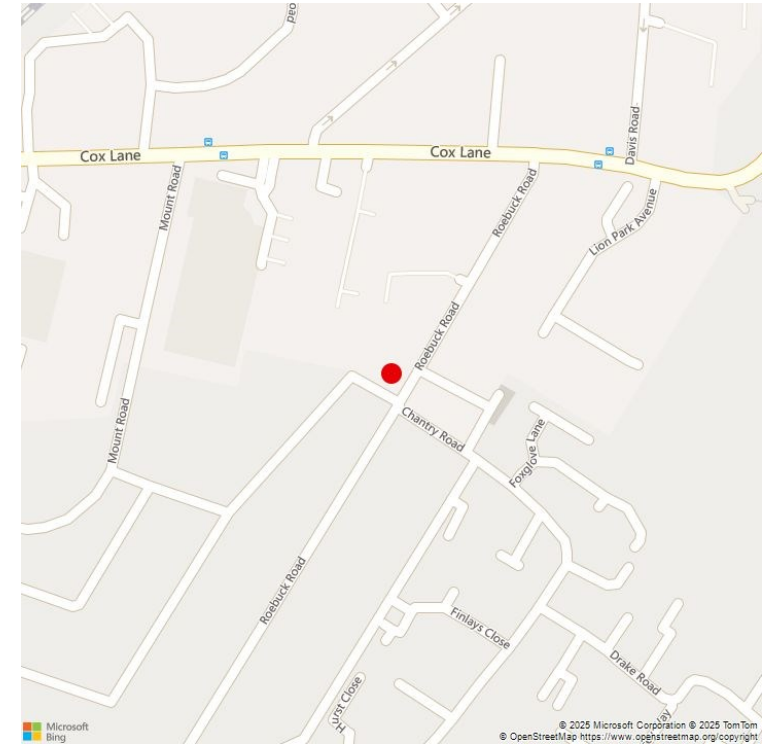
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of E.



VIEWINGS – 020 8662 2700

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