

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**SHW**

**MAKING  
PROPERTY  
WORK**  
[SHW.CO.UK](http://SHW.CO.UK)



**TO LET**

**INDUSTRIAL AND WAREHOUSE – 8,860 SQ FT (823.19 SQ M)**

**Unit 1 Sandiford Road, Kimpton Park Industrial Estate, Sutton, SM3 9RN**



**DESCRIPTION**

Located on the well established Kimpton Industrial Estate, the property consists of a detached warehouse/industrial unit with air conditioned offices, forecourt loading/parking and a sizeable rear yard.

The unit benefits from 2 electric roller shutter loading doors, on-site parking for up to 8 cars to the front, good natural light, a kitchenette and a WCs.

**LOCATION**

Kimpton industrial area is an established commercial location within the London Borough of Sutton, approximately 12 miles South West of Central London.

Sandiford Road is located off Kimpton Road which is accessed via Oldfields Road (A217). The M25 Junction 8 is within 9.5 miles away, whilst the A3 is approximately 5.5 miles to the West.

The local train station, Sutton Common Rail Station provides train services to London Bridge in 50 minutes.

**ACCOMMODATION**

Ground Floor Warehouse	7,983	741.64
Mezzanine	858	79.71
<b>TOTAL</b>	<b>8,860</b>	<b>823.19</b>
Yard	7,619	707.83

Approximate gross internal areas.

**AMENITIES**

- Eaves height of 5.48m and an apex of 7.73m
- Large rear yard
- On-site car parking spaces
- Three phase power supply
- Air conditioned offices
- Kitchenette
- WCs

**RENT**

£125,000 per annum exclusive.

**RATES**

Rateable value - £75,500 (2023).

**VAT**

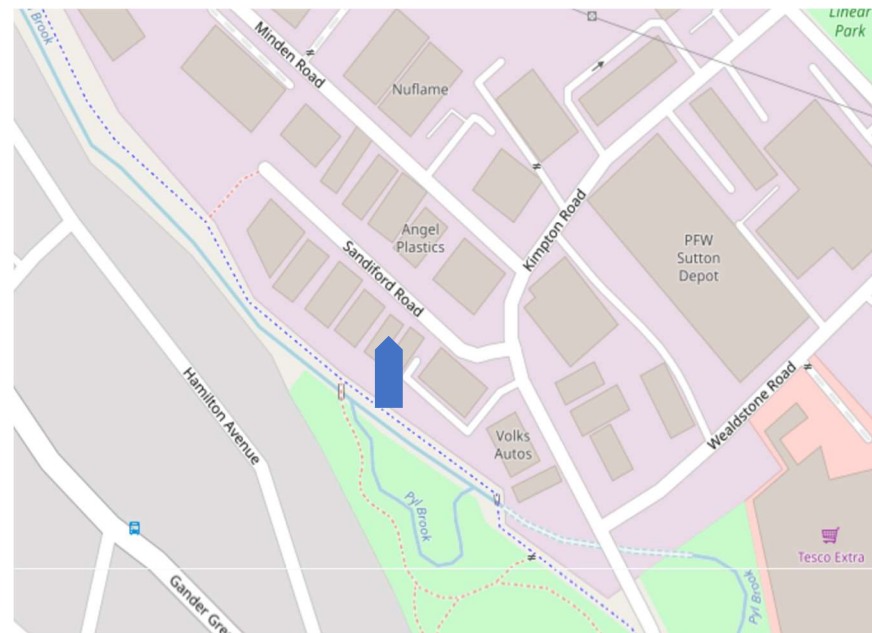
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

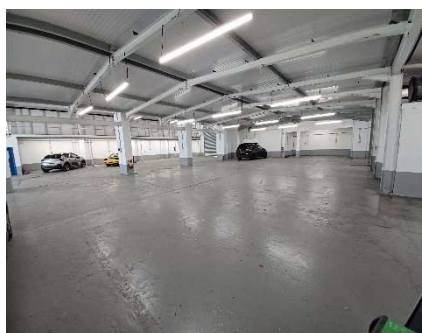
Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C.



© OpenStreetMap contributors



**VIEWINGS – 020 8662 2700**

**Charlie Mckechnie**

t: 020 8662 2737

e: cmckechnie@shw.co.uk

**Alex Bond**

t: 020 8662 2730

e: abond@shw.co.uk



**MAKING  
PROPERTY  
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fanestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316