



TO LET

INDUSTRIAL AND WAREHOUSE – 8,841 SQ FT (821.35 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
TOTAL	8,841	821.35
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

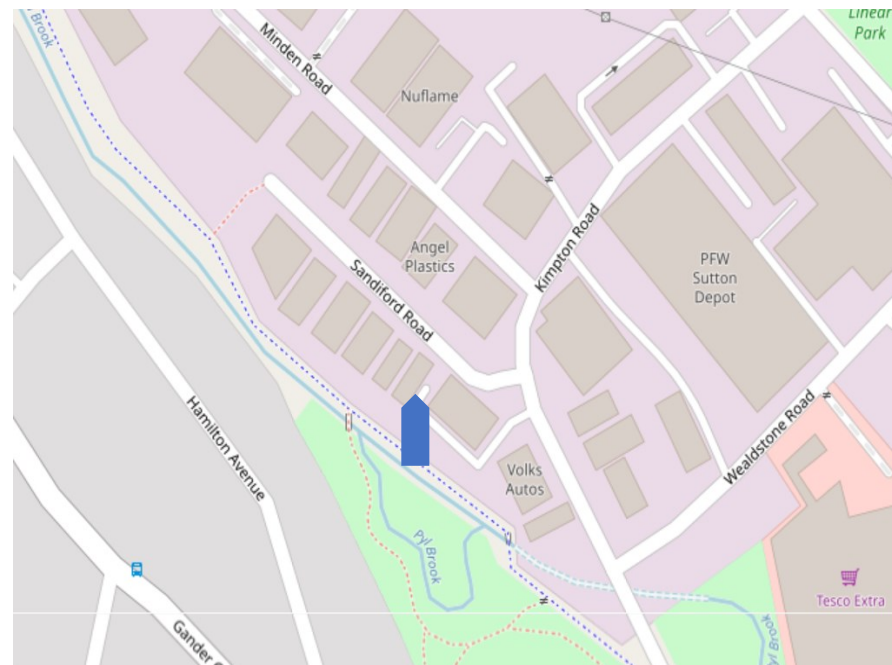
VAT will be chargeable on the terms quoted.

LEGAL COSTS

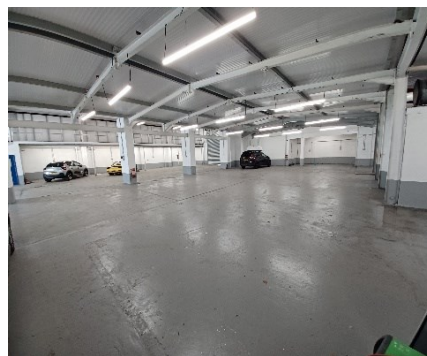
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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