

UNIT

50

14,136 ft²

BARWELL
BUSINESS PARK
CHESSINGTON SURREY KT9 2NY

HI-TECH BUSINESS UNIT TO LET



HIGH QUALITY
FIT-OUT



EV CHARGING
POINTS



2 MIN WALK TO
CHESSINGTON SOUTH



GENEROUS
CAR PARKING

BARWELLBUSINESSPARK.CO.UK

AVIVA
INVESTORS

BARWELL BUSINESS PARK

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SAT NAV
KT9 2NY

CENTRAL LONDON
17 MILES

M25
JUNCTION 10
8 MILES

A3

A3

A243

CHESSINGTON



LONDON WATERLOO
(38 minutes) every
30 mins from
Chessington South

CHESSINGTON SOUTH
- 2 MINUTE WALK

UNIT
50

**BARWELL
BUSINESS PARK**
CHESSINGTON SURREY KT9 2NY

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.



24 HOUR
MANNED SECURITY



ON-SITE CCTV
& ANPR



ON-SITE BAKERY/
COFFEE SHOP

360°
TAKE THE
360° ESTATE
TOUR

M25
JUNCTION 9
2.8 MILES



OCCUPIERS

Barwell Business Park occupiers include:





UNIT 50 SPECIFICATIONS



FULLY
REFURBISHED



EV CHARGING
POINTS



LED LIGHTING
THROUGHOUT



EPC
RATING B



LANDSCAPED
COURTYARD



EQUAL OFFICE/
WAREHOUSE SPLIT



PLANNING FOR
EG2 EG3 USE



CAR PARKING
& YARD AREA



ELECTRIC ROLLER
SHUTTER



3 PHASE
POWER



PRESTIGIOUS
RECEPTION AREA



FIRST FLOOR
OFFICES



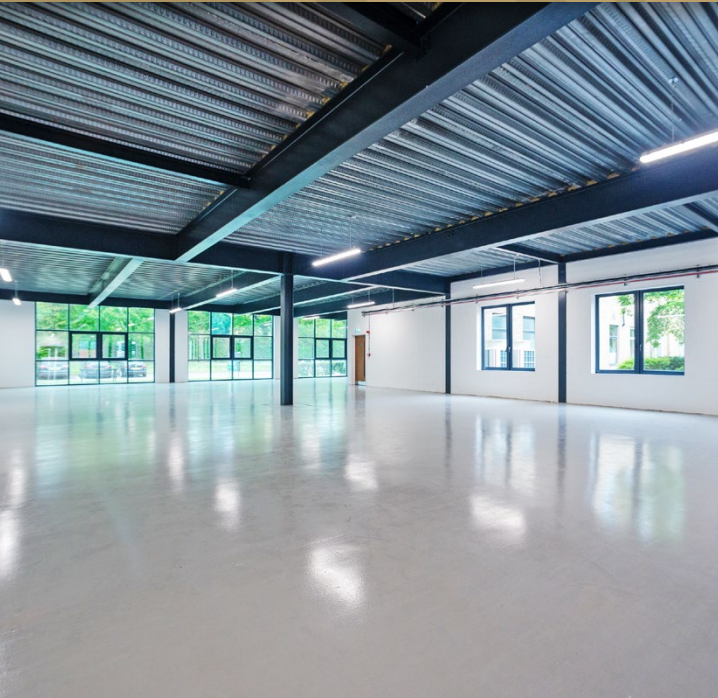
PASSENGER
LIFT



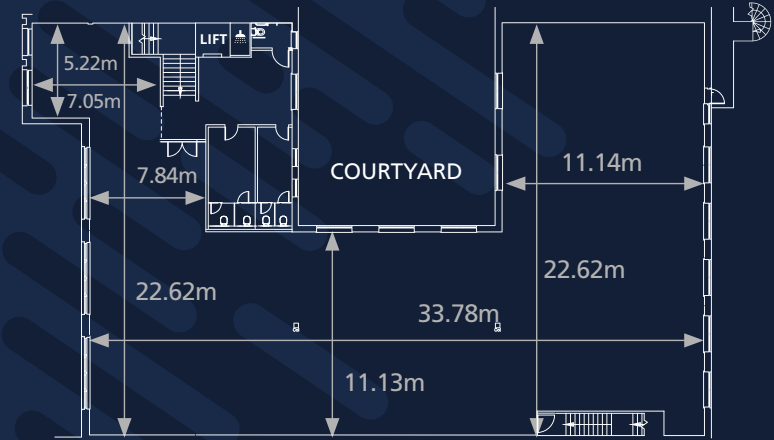
GROUND & FIRST
WC FACILITIES



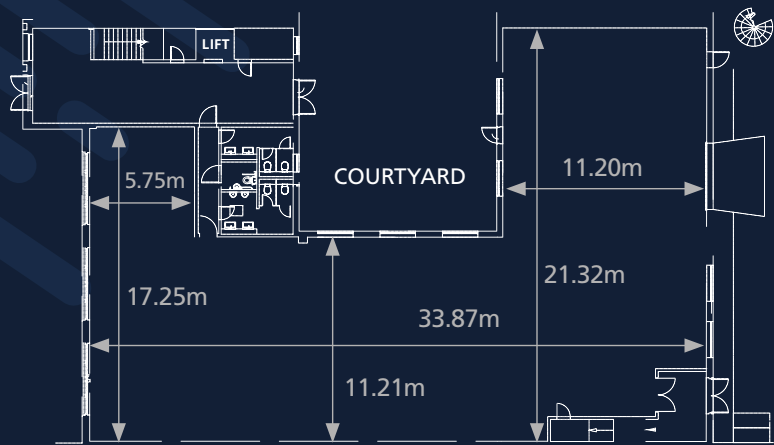
UNIT 50 ACCOMMODATION



FLOOR PLANS



First Floor



Ground Floor

	FT ²	M ²
Ground Floor	7,068	656.6
First Floor	7,068	656.6
TOTAL (GIA)	14,136	1,113.2

WELL-CONNECTED



LONDON WATERLOO
(38 minutes) every
30 mins from
Cheshington South



REGULAR BUS SERVICES
to Kingston-upon-Thames
– Routes 71 and 465

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SAT NAV
KT9 2NY



DRIVE-TIMES



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

FURTHER INFORMATION



TERMS

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



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