

UNIT
44
18,826 ft²

b



CHESSINGTON, SURREY, KT9 2NY
BARWELLBUSINESSPARK.CO.UK

UNIT
44



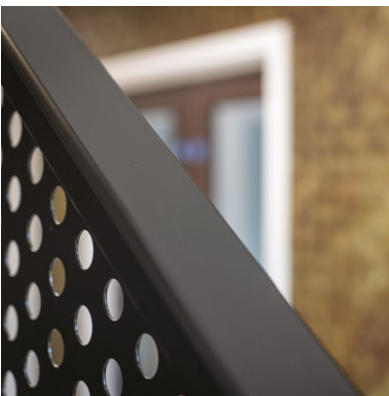
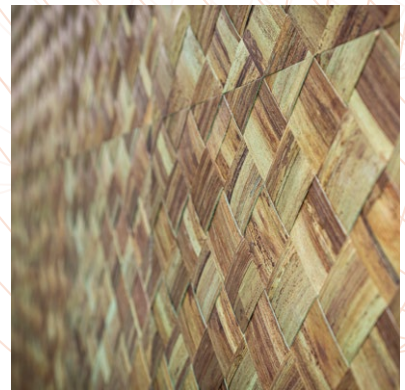
18,826 ft²

**INDUSTRIAL / WAREHOUSE UNIT
WITH LARGE REAR SERVICE YARD
TO LET
FULLY REFURBISHED**



UNIT 44

	FT ²	M ²
Ground Floor	15,354	1,426.5
First Floor	3,472	322.5
TOTAL (GIA)	18,826	1,749



SPECIFICATION



**HIGH QUALITY
REFURBISHMENT**



**EPC RATING
A**



**LED LIGHTING
THROUGHOUT**



**EXCELLENT
CAR PARKING**



**LARGE REAR
SERVICE YARD**



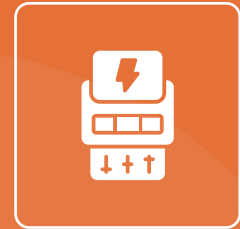
**MINIMUM EAVES
HEIGHT 5.28M**



**NEW OVER ROOF
& ROOF LIGHTS**



**2 ROLLER
SHUTTER DOORS**



**3 PHASE
POWER**



**FULLY-FITTED FIRST
FLOOR OFFICES**



**WC & SHOWER
FACILITIES**



KITCHENETTES



CENTRAL LONDON
17 MILES

A3

A3

CHESSINGTON

M25
JUNCTION 10
8 MILES

A243



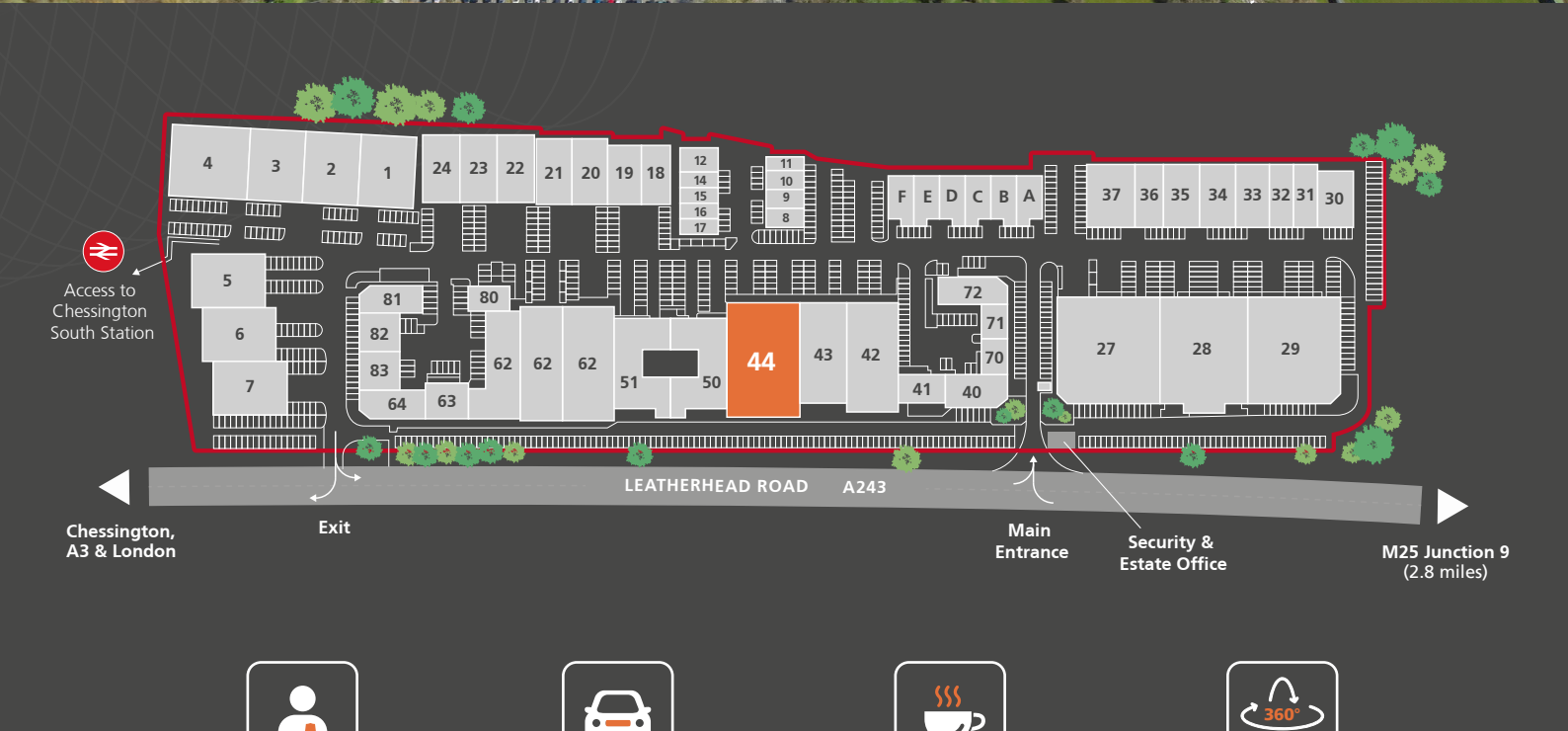
LONDON WATERLOO
(38 minutes) every
30 mins from
Chessington South

CHESSINGTON SOUTH
- 2 MINUTE WALK

UNIT
44



M25
JUNCTION 9
2.8 MILES



Access to
Chessington
South Station

Chessington,
A3 & London

Exit

LEATHERHEAD ROAD A243

Main
Entrance

Security &
Estate Office

M25 Junction 9
(2.8 miles)



24 HOUR
MANNED SECURITY



ON-SITE CCTV
& ANPR



ON-SITE BAKERY/
COFFEE SHOP



TAKE THE
360° TOUR



WELL CONNECTED

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.



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



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

DRIVE-TIMES

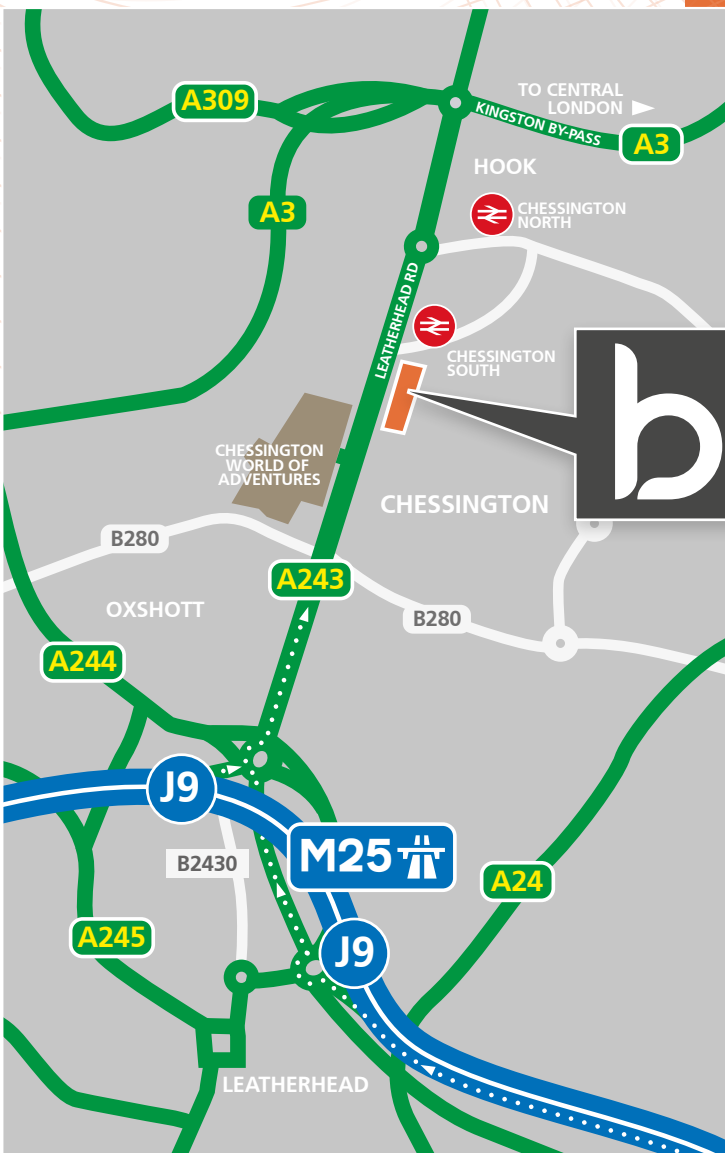
A3 at Hook	1.6 miles	6 mins
J9 M25	2.8 miles	10 mins
Heathrow Airport	11.6 miles	40 mins
Gatwick Airport	22.3 miles	40 mins
Central London	16.0 miles	55 mins



what3words.com
/// lines.soap.field



SAT NAV
KT9 2NY



BARWELL BUSINESS PARK OCCUPIERS



TERMS

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



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