

UNIT  
**24**  
5,015 ft<sup>2</sup>

**b**

CHESSINGTON, SURREY, KT9 2NY  
[BARWELLBUSINESSPARK.CO.UK](http://BARWELLBUSINESSPARK.CO.UK)

  
**AVIVA**  
INVESTORS

UNIT  
**24**



**5,015 ft<sup>2</sup>**

**INDUSTRIAL / WAREHOUSE UNIT  
TO LET  
FULLY REFURBISHED**







# UNIT 24

	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	4,539	422
Office	476	44
<b>TOTAL (GIA)</b>	<b>5,015</b>	<b>466</b>



## SPECIFICATION



**HIGH QUALITY  
REFURBISHMENT**



**EPC RATING  
B**



**LED LIGHTING  
THROUGHOUT**



**END-TERRACE  
UNIT**



**6 CAR PARKING  
SPACES**



**LARGE SERVICE  
YARD**



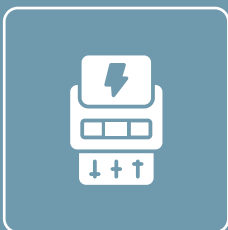
**NEW OVER ROOF  
& ROOF LIGHTS**



**UNDERSIDE RIDGE  
HEIGHT 5.39M**



**ELECTRIC ROLLER  
SHUTTER**



**3 PHASE  
POWER**

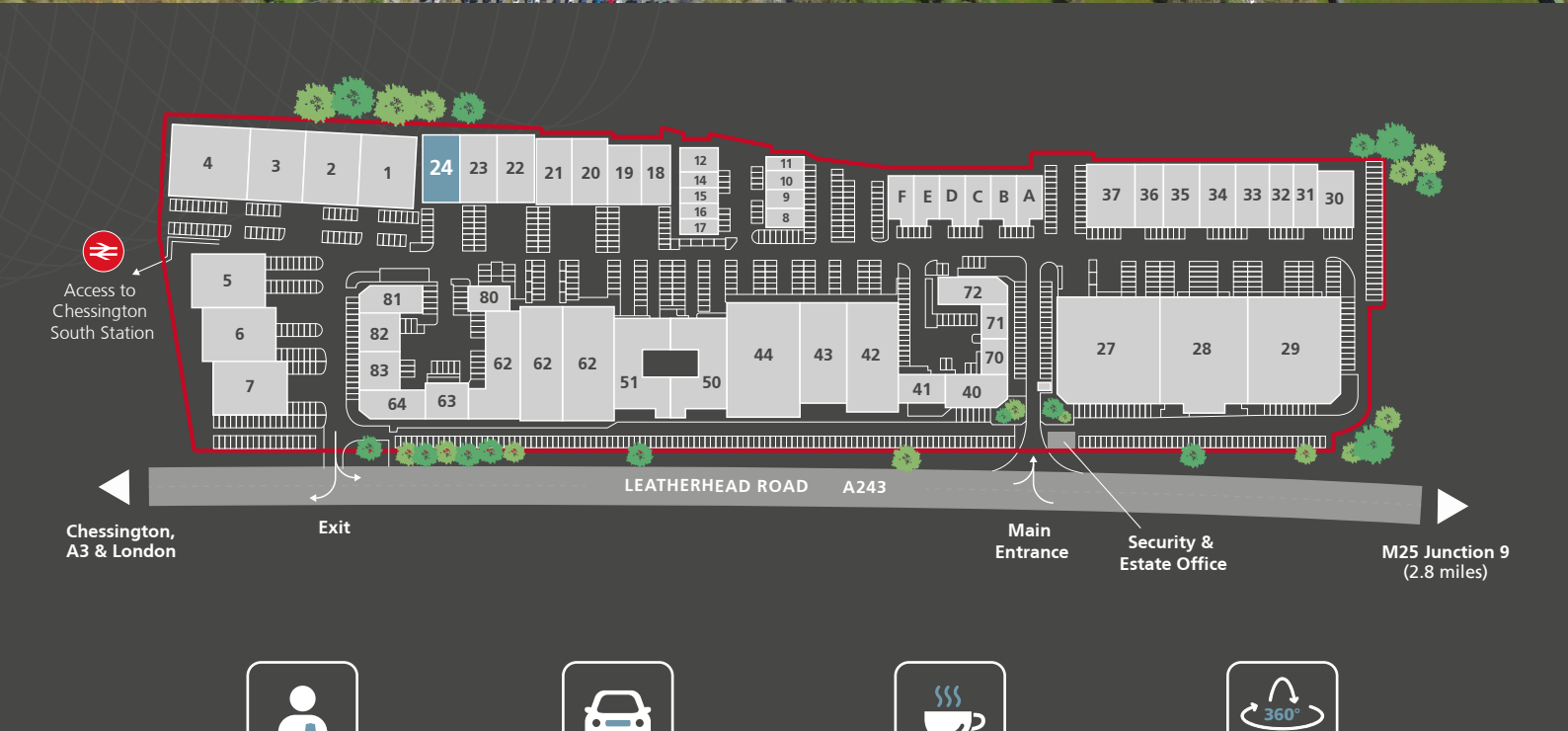


**WC  
FACILITIES**



**KITCHENETTE**





**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 ft<sup>2</sup>, 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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C H E S S I N G T O N , S U R R E Y , K T 9 2 N Y  
**BARWELLBUSINESSPARK.CO.UK**

