

# UNIT 1 | THE KINGSTON BUSINESS CENTRE

FULLERS WAY SOUTH, CHESSINGTON, KT9 1DQ



NEWLY REFURBISHED WAREHOUSE/TRADE UNIT ADJACENT TO THE A3  
4,427 SQ FT (411 SQ M) TO LET

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## UNIT 1 HAS RECENTLY UNDERGONE A COMPREHENSIVE REFUBISHMENT



### DESCRIPTION

The unit consists of a steel portal frame construction with brick cladding elevations and pitched roofs. The property benefits from a minimum clear eaves height of c.6.0m, electric roller shutter level access loading doors, 3 phase power and demised loading.



## SPECIFICATION

- Demised loading
- 3 phase power
- car parking
- Minimum clear eaves height of c.6.0m
- Electric roller shutter access



## ACCOMMODATION

Unit	sq ft	sq m
1	4,427	411.28
2	LET	
<b>Total</b>	<b>4,427</b>	<b>411.28</b>

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## LOCATION

Kingston Business Centre is located in the heart of Chessington and benefits from approximately 50m of frontage onto the Kingston-by-pass (A3). The A3 is one of the main routes into South West London.

The subject property is situated off Fullers Way with frontage to Hook Rise South, which provides direct access to the A3. Alternative access is provided via the A243 and Hunters Road.

Tolworth train station is an 18 minute walk with frequent services to London Waterloo.

Chessington is a popular and established commercial location, with nearby occupiers including Howdens, Selco, Screwfix, Buildbase and Brandon Hire.

## BY ROAD

Tolworth Station	1 mile
M25 (J9)	4.7 miles
M25 (J10)	9.3 miles
Heathrow Airport	14 miles
Central London	14 miles
Gatwick Airport	24 miles

## BY RAIL

Wimbledon	14 mins
Clapham Junction	21 mins
Waterloo	31 mins



## TERMS

A new lease is available.

## RENT

Upon application.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

£0.86 per square foot.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact:

**LEWIS & CO**  
020 3940 5561  
LEWISCO.CO.UK

**Alex Lewis**  
alex@lewisco.co.uk  
07815 788 825

**Sam Johnson**  
sam@lewisco.co.uk  
07563 393 940

**COGENT**  
REAL ESTATE  
0203 369 4000  
COGENTRE.CO.UK

**Will Norman**  
wn@cogentre.co.uk  
07796 774 436

**Marco Baio**  
mb@cogentre.co.uk  
07752 473 964