

Under Refurbishment

TO LET

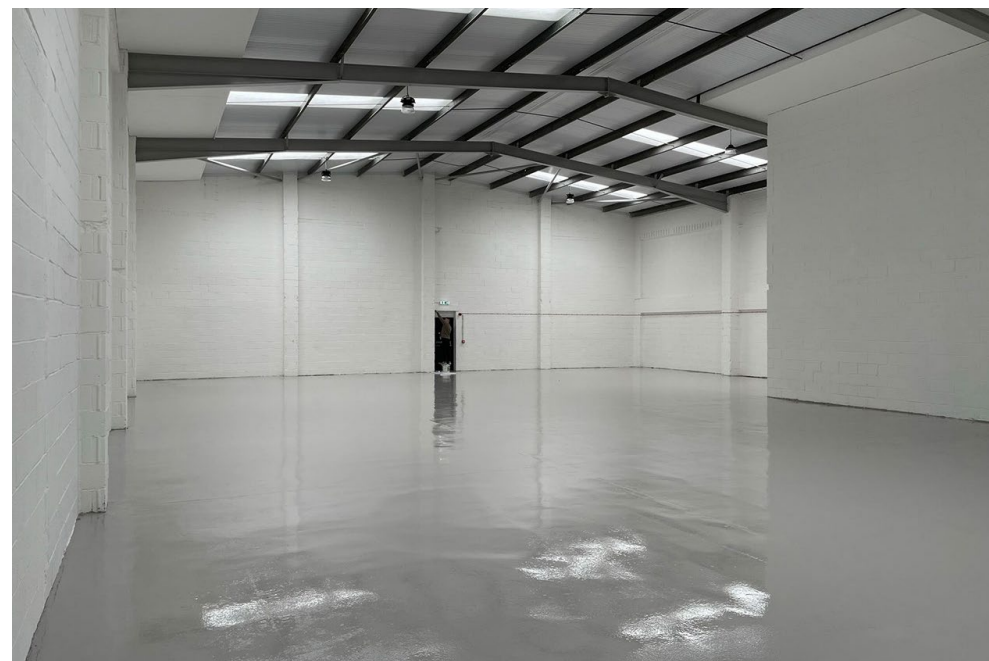
Units 7-8 King
George's Trading
Estate,
Chessington

14,500 sq ft / 1,347.1 sq m

- 5.6m min height to haunch
- 6.72m to ridge
- Concrete loading apron and on-site parking
- Good transport links to A3 and M25
- Units to benefit from double glazing, PIR LED lighting and EV charging points



**Photographs on this page only are for reference only -
from a previous refurbishment of a neighbouring unit and
illustrate the anticipated presentation upon completion.*



Location

King George's Trading Estate is located on Davis Road within the main Chessington Industrial area. Nearby Jubilee Way joins the A240 which in turn links to the A3 to the north and the A24 to the south. Central London is approx. 10 miles distant and M25 (J9/10) approx. 5 miles. Tolworth Railway Station is within walking distance providing regular direct services to London Waterloo. Both Heathrow and Gatwick Airports are in close proximity being 11 miles and 21 miles respectively from the unit.

Existing occupiers on the estate include Howdens, EWI Store and PRC Corafil.

Description

The unit is an end of terrace, interconnected industrial / warehouse of steel portal frame construction with two storey offices fronting the Davis Road elevation. The unit will shortly benefit from being comprehensively refurbished.

The warehouse benefits from a minimum eaves height of 5.6m, 6.72m to the ridge and is access via a two concertina doors from the generous parking / yard area to the front of the unit. In addition there are ground and first floor office and WC facilities.

Accommodation

Warehouse and ground floor offices	12,865 sq ft (1,195.2 sq m)
First floor office	1,635 sq ft (151.9 sq m)
Total GEA	14,500 sq ft (1,347.1 sq m)

EPC

To be re-assessed on completion of the refurbishment work. Targeting B or superior.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Carter Jonas undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting. All rents are quoted exclusive of VAT which may be charged.

Viewing

Strictly by prior appointment via the appointed joint agents.



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Important Information

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