

tlre.co.uk

UNIT 7 COMPASS BUSINESS PARK DAVIS ROAD CHESSINGTON KT9 1TT







TO LET 16,828 SQ FT (1,563 SQ M) WAREHOUSE UNIT WITH SECURE YARD

12-14 Denman Street, London W1D 7HJ

T: 0203 151 1011 / <u>info@tlre.co.uk</u> / <u>tlre.co.uk</u>

TLRE for itself, the vendors or lessors, of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property, to prospective purchasers or tenants as applicable. Prospective purchasers or tenants must not rely upon them as statement of fact or representations. Rents quoted may be subject to VAT. Neither TLRE nor the vendors of this (these) properties accept any liability or responsibility (whether in negligence or otherwise) arising from loss from using these particulars. Neither TLRE, its directors, employees or agents, has any authority to make, and does not make, any representation or warranty or to enter into any contract in relation to the property or properties. TLRE Feb 2025

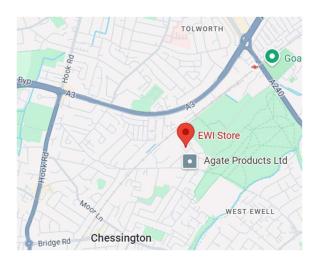
tlre.co.uk

LOCATION

Chessington is located approximately 15 miles to the southwest of central London, within the Royal Borough of Kingston Upon Thames and the county of Surrey.

Compass Business Park is accessed directly off Davis Road which is a one-way throughfare linking to Cox Lane. Cox Lane in turn links indirectly to the A3 to the north and the A243 to the south. These two A roads provide direct links to the M25 at junctions 10 (6 miles) and junction 9 (5 miles) respectively.

The area is well serviced by local bus routes and Chessington North rail station which provides a direct service to London Waterloo with a journey time of approximately 35 minutes.



DESCRIPTION

Unit 7 is an end terrace modern warehouse unit of steel portal frame construction with a double skinned insulated roof with 15% roof lights and blockwork and clad elevations over a re-enforced concrete floor. The unit has a front secure self-contained loading yard with a depth of 25m accessed via two full height surface level loading doors. Internally the warehouse has an eaves height of 9.20m rising to 10.70m at the apex.

The first-floor office accommodation is fully fitted with strip LED lighting and an air handling system.

TERMS

The unit is available by way of a new lease on terms to be agreed.

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	1,384	14,897
First floor office	179	1,931
TOTAL	1,563	16,828

AMENITIES

- 15 Car Spaces
- 9.2m eaves
- 25m secure yard
- 2x level access loading doors
- To be refurbished

ENERGY PERFORMANCE CERTIFICATE

Available on request.

BUSINESS RATES

We understand the property has a Rateable Value of £186,000 however potential occupiers are recommended to make their own enquiries to the Royal Borough of Kingston-Upon-Thames.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

 Ed Thomason
 Paul Londra

 M: 07818 065276
 M: 07779 269290

 E: et@tlre.co.uk
 E: pl@tlre.co.uk

Joint Agent: Colliers Name James Haestier Tel number 07818038009

reet, London W1D 7HJ

T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk