

**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**

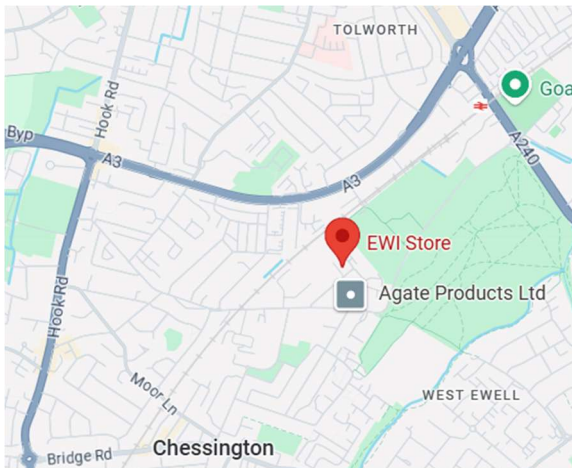
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LOCATION

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

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