

**UNIT 3 CHESSINGTON PARK INDUSTRIAL ESTATE  
COX LANE  
CHESSINGTON  
KT9 1ST**



**TO LET 5,651 SQ FT (524.98 SQ M)  
WAREHOUSE UNIT UNDER REFURBISHMENT**

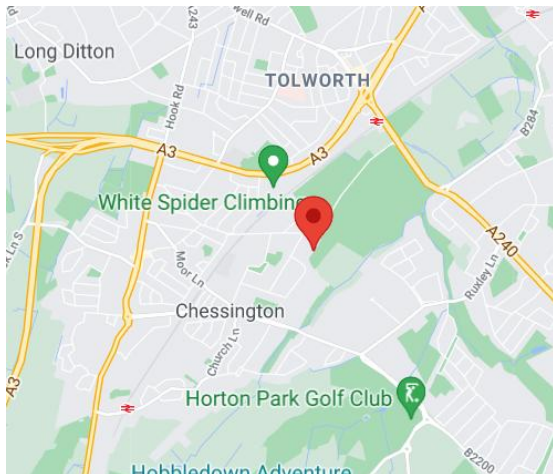
**12-14 Denman Street, London W1D 7HJ**  
**T: 0203 151 1011 / [info@tlre.co.uk](mailto:info@tlre.co.uk) / [tlre.co.uk](http://tlre.co.uk)**

## LOCATION

Chessington Park Industrial Estate is located in an affluent pocket of SW London, close to the A3 dual carriageway linking with central London, and the M25 to the south. The scheme lies 1 mile to the south of the Tolworth roundabout junction of the A3 and the A240. Epsom is approx. 2 miles to the south with Wimbledon 5.5 miles to the north. Tolworth station lies 1 mile to the north and has services to London Waterloo, Wimbledon and West Chessington. The local area has a mixture of trade occupiers, food preparation/distribution businesses and last mile delivery occupiers.

The units benefit from being ¼ mile from the A3 which links to both the M25, (junction 9 -13 miles) and 15 miles to central London. 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 3 is a mid-terrace modern warehouse unit of steel portal frame construction with blockwork and profile clad elevations.

The unit has a generous loading apron with spaces for 7 cars. The warehouse is accessed via a loading door measuring 5m by 5m. The unit is undergoing a full refurbishment programme.

## TERMS

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

## ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	474.36	5,106
First floor office	50.66	548
<b>TOTAL</b>	<b>524.98</b>	<b>5,651</b>

## AMENITIES

- 7 Car Spaces
- 6.7m eaves
- Generous loading apron
- Ground level access loading door
- To be refurbished

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## BUSINESS RATES

We understand the property has a Rateable Value of £97,500 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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