

UNIT **24** 5,015 ft²

 **BARWELL**
BUSINESS PARK
CHESSINGTON SURREY KT9 2NY

INDUSTRIAL / WAREHOUSE UNIT TO LET



TO BE REFURBISHED

BARWELLBUSINESSPARK.CO.UK



LARGE
SERVICE YARD



2 MIN WALK TO
CHESSINGTON SOUTH



CLOSE
TO THE A3



BARWELL BUSINESS PARK

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SAT NAV
KT9 2NY

CENTRAL LONDON
 17 MILES

M25
 JUNCTION 10
 8 MILES

A3

A3

A243

CHESSINGTON



LONDON WATERLOO
 (38 minutes) every
 30 mins from
 Chessington South

CHESSINGTON SOUTH
 - 2 MINUTE WALK



UNIT
24

BARWELL BUSINESS PARK
 CHESSINGTON SURREY KT9 2NY

An established industrial, trade and business park strategically located on the A243 Leatherhead Road.

The Park is home to over 60 businesses, covering 400,000 ft², servicing the Industrial, Manufacturing, Trade Counter and Final Mile Logistic sectors.



24 HOUR
 MANNED SECURITY



ON-SITE CCTV
 & ANPR



ON-SITE BAKERY/
 COFFEE SHOP

360°
 TAKE THE
**360° ESTATE
 TOUR**

M25
 JUNCTION 9
 2.8 MILES



OCCUPIERS

Barwell Business Park occupiers include:





UNIT 24 SPECIFICATIONS



TO BE
REFURBISHED



LED LIGHTING
THROUGHOUT



EPC TO BE
REASSESSED



END-TERRACE
UNIT



6 CAR PARKING
SPACES



ELECTRIC ROLLER
SHUTTER



UNDERSIDE
RIDGE 5.39M



3 PHASE
POWER



TEA
POINT

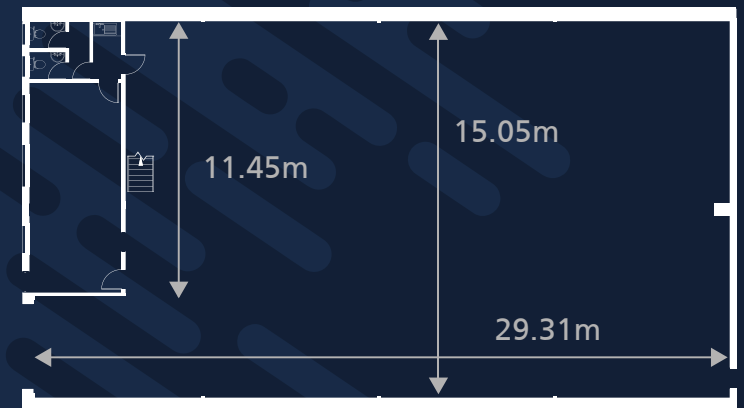


WC
FACILITIES

UNIT 24 ACCOMMODATION



FLOOR PLAN



	FT ²	M ²
Warehouse	4,539	422
Office	476	44
TOTAL (GIA)	5,015	466

WELL-CONNECTED



LONDON WATERLOO
(38 minutes) every
30 mins from
Chessington South



REGULAR BUS SERVICES
to Kingston-upon-Thames
– Routes 71 and 465



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SAT NAV
KT9 2NY



DRIVE-TIMES



A3 at Hook	1.6 miles	6 minutes
J9 M25	2.8 miles	10 minutes
Heathrow Airport	11.6 miles	40 minutes
Gatwick Airport	22.3 miles	40 minutes
Central London	16.0 miles	55 minutes

FURTHER INFORMATION



TERMS

Details of terms, service charge and rates available on request.



Altus Group
01737 243 328
altusgroup.com/agency

Robert Bradley-Smith

robert.bradley-smith@altusgroup.com
07469 854 799

Harvey Arrowsmith

harvey.arrowsmith@altusgroup.com
07525 210 656



020 7935 4499
colliers.com/uk/industrial

James Haestier

james.haestier@colliers.com
07818 038 009

 **BARWELL
BUSINESS PARK**
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BARWELLBUSINESSPARK.CO.UK

 **AVIVA
INVESTORS**