

# UNIT

# 44

# 18,826 ft<sup>2</sup>

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

## INDUSTRIAL / WAREHOUSE UNIT TO LET



### TO BE REFURBISHED

[BARWELLBUSINESSPARK.CO.UK](http://BARWELLBUSINESSPARK.CO.UK)



LARGE REAR  
SERVICE YARD



2 MIN WALK TO  
CHESSINGTON SOUTH



CLOSE  
TO THE A3



# BARWELL BUSINESS PARK

what3words.com  
/// lines.soap.field

SAT NAV  
KT9 2NY

CENTRAL LONDON  
17 MILES

M25  
JUNCTION 10  
8 MILES

A3

A3

CHESSINGTON

A243



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

CHESSINGTON SOUTH  
- 2 MINUTE WALK

UNIT  
44

**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 ft<sup>2</sup>, 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 44 SPECIFICATIONS



TO BE  
REFURBISHED



EV CHARGING  
POINTS



LED LIGHTING  
THROUGHOUT



EPC TO BE  
REASSESSED



EXCELLENT  
CAR PARKING



MINIMUM EAVES  
HEIGHT 5.28M



LARGE REAR  
SERVICE YARD



2 ROLLER  
SHUTTER DOORS



3 PHASE  
POWER



FULLY-FITTED FIRST  
FLOOR OFFICES



KITCHENETTE



GROUND & FIRST  
WC FACILITIES



# UNIT 44 ACCOMMODATION



	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	15,354	1,426.5
First Floor	3,472	322.5
<b>TOTAL (GIA)</b>	<b>18,826</b>	<b>1,749</b>



# WELL-CONNECTED



**LONDON WATERLOO**  
(38 minutes) every  
30 mins from  
Cheshington 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.



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**AVIVA**  
INVESTORS