

Chertsey

Industrial Park



TO LET

3 modern B1 / B2 and B8 units

Ford Road, Chertsey
KT16 8HG

1,642 sq ft to 6,745 sq ft
(153 to 627 sq m)



**AVAILABLE
IMMEDIATELY**

chertseyindustrialpark.co.uk



Gated and fenced secure estate



Secured by Design



7 metres to underside of haunch



30 kN ground floor loading



Mezzanine installed, with 5kN floor loading



All utility services installed



3-phase power supply



10% rooflight coverage



Electric loading doors



1 loading bay per unit



21 car parking spaces



High performance / low maintenance insulated cladding and roofing panels



Cycle storage



EPC A rating



Electric vehicle charging points



Sustainable drainage system (SUDS)



Unit 2



Unit 2



Unit 4



Availability

Unit 1	sq m	sq ft
Ground	116	1,249
Mezzanine	60.6	652
Total	176.6	1,901

Unit 2	sq m	sq ft
Ground	197.5	2,126
Mezzanine	100	1,076
Total	297.5	3,202

Unit 3		
Ground	Let to Surrey Motorcycles Ltd	
Mezzanine		
Total		

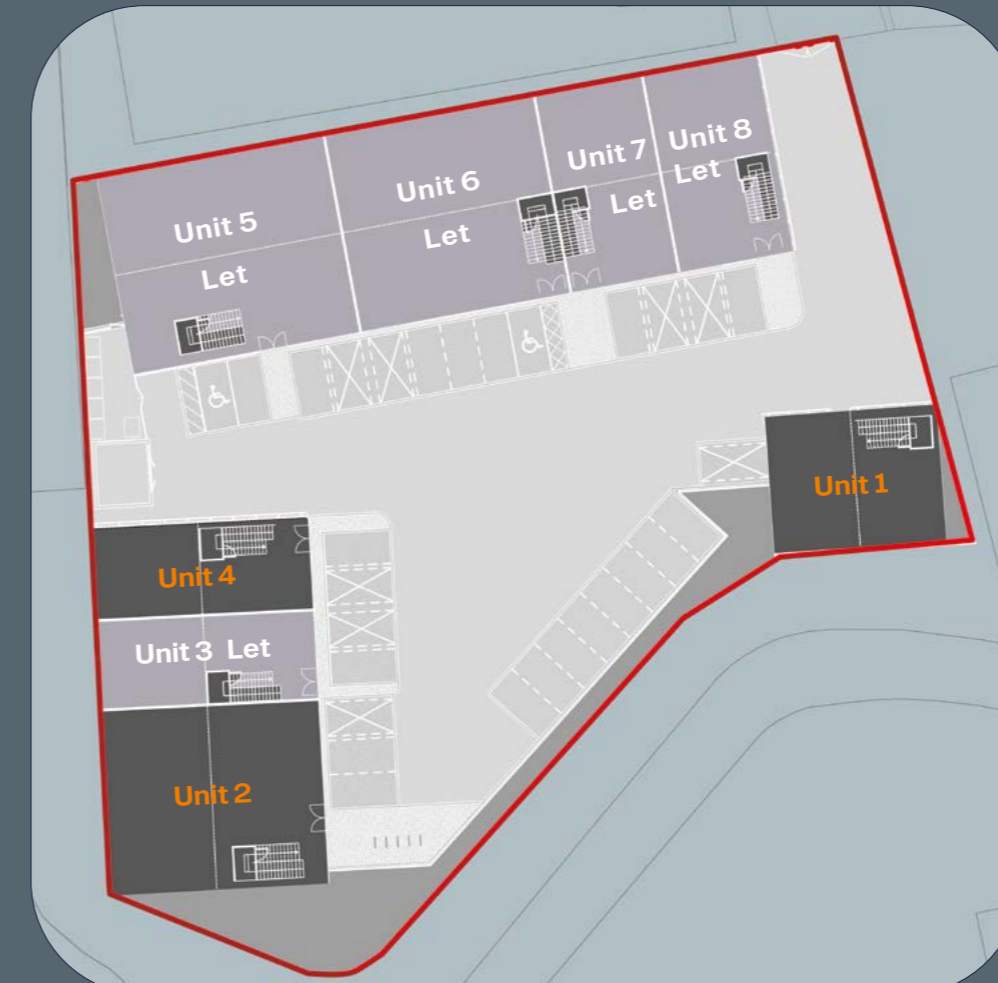
Unit 4	sq m	sq ft
Ground	101.5	1,093
Mezzanine	51.0	549
Total	152.5	1,642

Unit 5	
Ground	Let to London School of Diving
Mezzanine	
Total	

Unit 6	
Ground	Let to G&G Engineering Limited
Mezzanine	
Total	

Unit 7	
Ground	Let to De Baere London
Mezzanine	
Total	

Unit 8	
Ground	Let to Skyline Outdoor
Mezzanine	
Total	



Terms

The properties are offered to let on full repairing and insuring leases for a term to be agreed.
Rent on application.

Location

Chertsey Industrial Park is located on Fordwater Trading Estate, which is outside of the new Low Emission Zone (LEZ).

M25 Junction 11 is approximately 2 miles from the Industrial Park and provides access to the motorway network.

Chertsey rail station is a 1 mile drive.

Chertsey Town Centre is within approximately 0.75 miles and offers a range of local and financial amenities including Sainsbury's, Costa, Pizza Express and Travelodge.



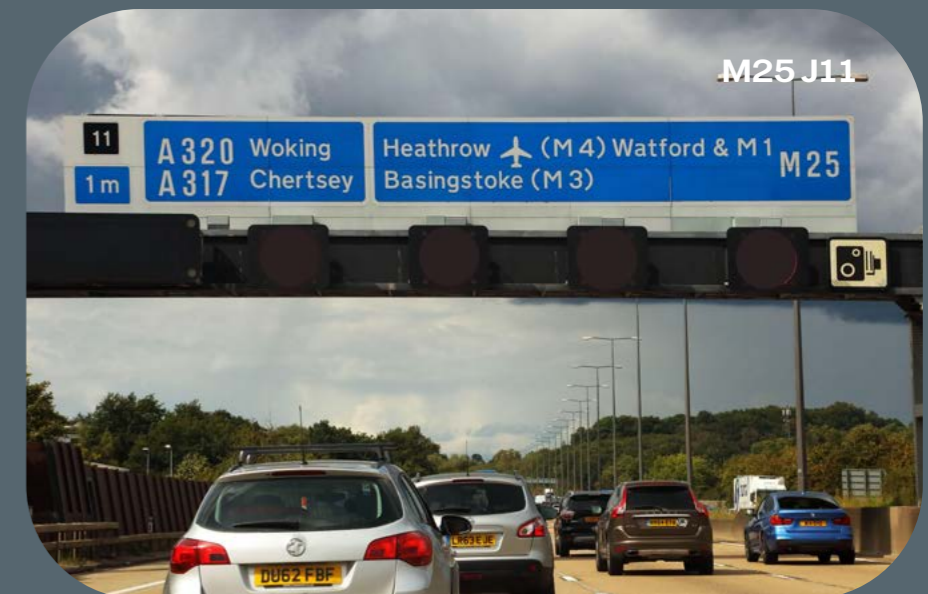
Travel distances / times

Road	miles
Chertsey rail station	1
M25 (J11)	1
M3 (J2)	4
A3	9
Heathrow Airport T5	10
London	25
Gatwick Airport	33

Rail	mins
Staines	22
Guildford	50
London Waterloo	53
Reading	62

Travel times from Chertsey rail station

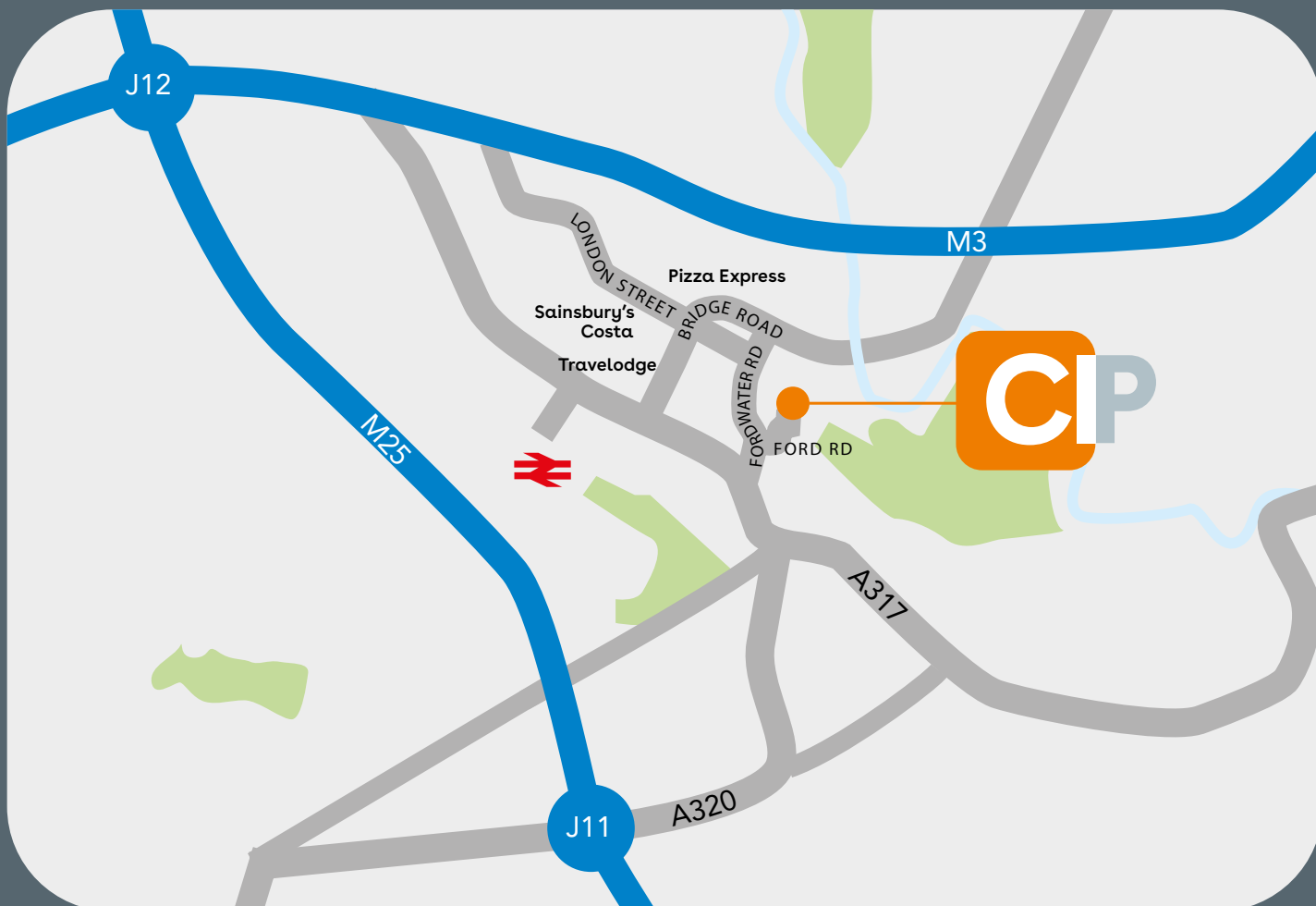
Sources:
Google maps thetrainline.com



Chertsey Industrial Park



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