

METROPLEX PARK

Tolworth KT6 7QD

- › 9 new industrial/warehouse units
- › 4,413 - 18,072 sq ft
- › Targeting EPC A+ and BREEAM 'Excellent'
- › Available Q2 2024

To let



A development by:
Chancerygate



BRIDGES
Fund Management

METROPLEX PARK

Set within the established employment area of Red Lion Business Park, off Red Lion Road.

Capable of servicing inner London, Chessington, Surbiton, Kingston Upon Thames, Heathrow & Gatwick airports.

Quick access onto the A3 Kingston Bypass and on to Junction 10 of the M25.

Accommodation

All areas are approximate on a GEA (Gross External Area) basis. Cubic capacity shown includes the warehouse element up to the haunch heights.

Unit	Ground Floor (sq ft)	First Floor offices (sq ft)	Total Area (sq ft)	Cubic Capacity (m ³)
1	5,866	1,529	7,395	75,182
2	5,468	1,410	6,878	71,198
3	5,382	1,324	6,706	75,612
4	6,136	1,496	7,632	86,533
5	15,790	2,282	18,072	300,524
6	3,122	1,292	4,414	17,512
7	3,445	1,292	4,737	20,471
8	5,382	1,615	6,997	30,542
9	5,436	1,529	6,965	31,586
		Total	69,796	709,160

Planning Use

Class E(g) (iii) Industrial Processes, B2 (general industrial) and B8 (industrial and warehouse) uses.

Metroplex Park benefits from 24/7 use.

Terms

Available on a leasehold basis.





◀ M25 Junction 9 and 10

A3

Central London ▶

Industrial and Warehouse Units 1-4

6,706 up to 14,338 sq ft (units 3-4 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 <p>Comfort cooling/ heating</p>	 <p>Fitted first floor offices</p>	 <p>WCs and shower facilities</p>
 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Excellent cubic capacity</p>	 <p>11.6m yard depth</p>	 <p>Electric car charging points</p>
 <p>Bicycle storage</p>	 <p>Ability to combine units</p>	



METROPLEX PARK



Computer Generated Image



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Industrial and Warehouse Unit 5

18,072 sq ft

General Specification

Flexible industrial/warehouse unit with fully fitted first floor offices.



Comfort cooling/
heating



Fitted first
floor offices



WCs and
shower facilities



10m clear
internal height



50kN sq m
floor loading



Electric
loading doors



Excellent cubic
capacity



19m
yard depth



Lift



Electric car
charging points



Bicycle storage





Computer Generated Image

METROPLEX PARK



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Industrial and Warehouse Units 6-9

4,413 up 13,960 sq ft (units 8-9 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.



Comfort cooling/
heating



Fitted first
floor offices



WCs and
shower facilities



7.8-8.4m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



Excellent cubic
capacity



Lift
Units 8 & 9



Electric car
charging points



Ability to
combine units



Bicycle storage





Computer Generated Image

METROPLEX PARK



Previous Chancerygate development



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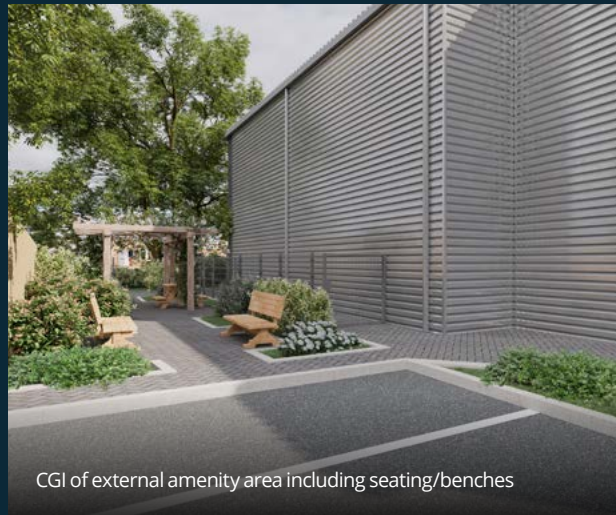
Previous Chancerygate development



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Occupiers at Metroplex Park will benefit from the following green credentials which minimises the scheme's carbon footprint on the surrounding local environment.



CGI of external amenity area including seating/benches



Highly efficient
LED lighting

Low air
permeability
design

Air source
heat pumps

15%
warehouse roof
lights increasing
natural daylight

Potential
savings of up to
£2.11 per sq ft
per annum
through use
of PVs*

Targeting
BREEAM
'Excellent'

Photovoltaic
panels on
all units

Targeting
EPC A+

High
performance
insulated cladding
and roof
materials

Targeting
Net Zero Carbon
for Regulated
Energy

Exterior
and interior
cycle storage to
encourage
cycling to
work

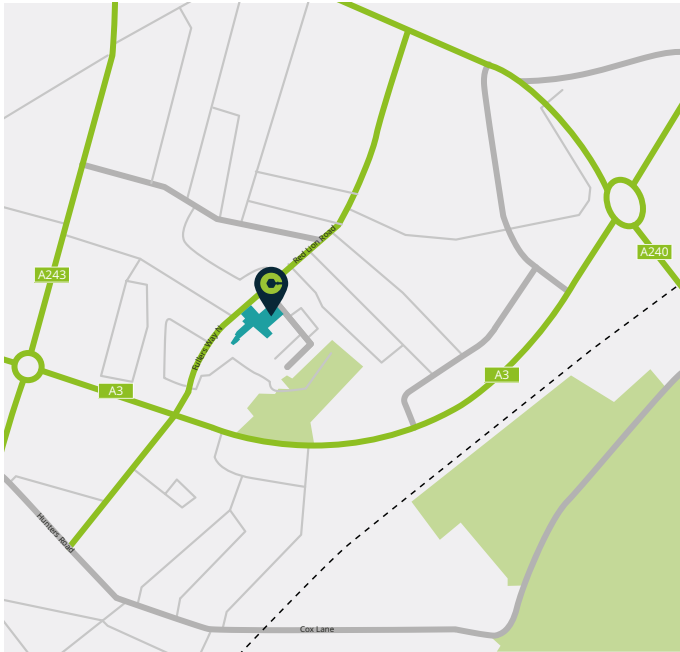
Active
and passive
Electric Vehicle
charging points

Low
speed limit
restrictions to
reduce
emissions

Landscaping
including
native and
non-native
species

*Based on using current energy prices as of November 2023 and assuming 100% of PV generation is used.

METROPLEX PARK



metroplexpark.co.uk

Travel Distances

🚗 Road:

A3	0.2 miles
M25 (J9)	5 miles
M25 (J10)	9 miles
Chessington	2.1 miles
Kingston	3.4 miles
Wimbledon	5.6 miles
Richmond	7.2 miles
Central London	12 miles

🚆 Rail:

Tolworth Railway Station	1.3 miles
Surbiton Railway Station	1.6 miles

✈️ Airport:

Heathrow	12 miles
Gatwick	25 miles

Red Lion Road
Tolworth, London
KT6 7QD

/// riches.former.area

More information available
through the joint marketing agents:



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Prospective occupiers will not be entitled to apply for a Parking Permit or buy a contract to park within a car park owned or controlled by the Council (other than a person who is a holder of a Disabled Persons Badge).

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2024.

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