

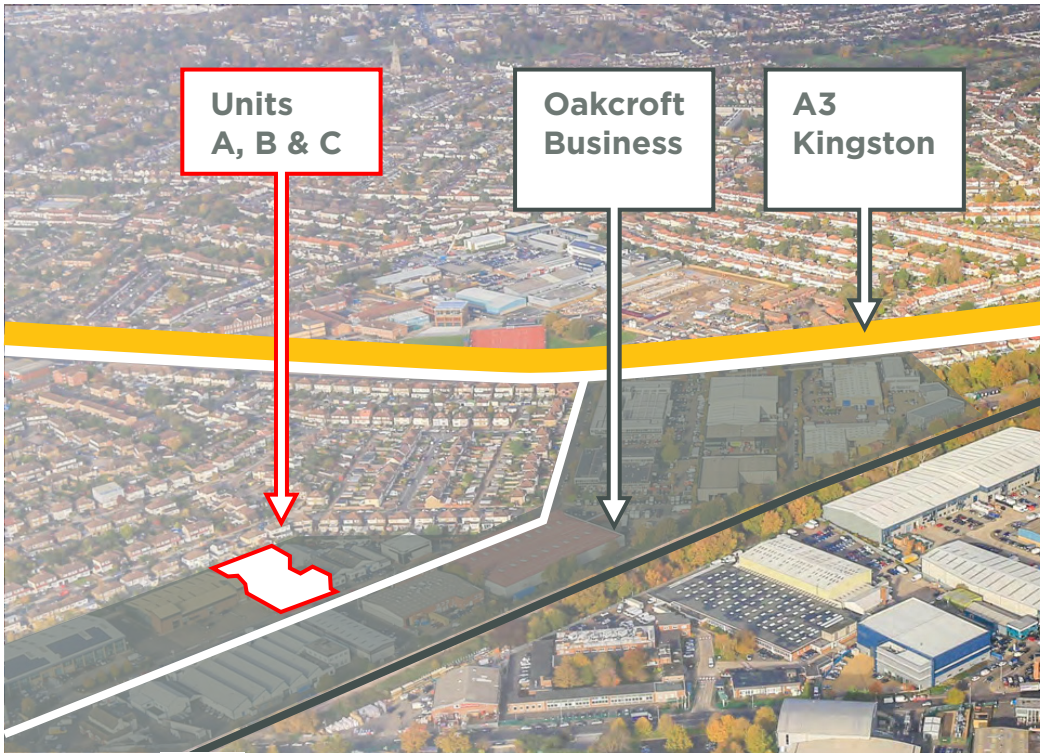
OAKCROFT PARK CHESSINGTON

4,812 SQ FT



UNITS B & C

WAREHOUSE / BUSINESS UNIT AVAILABLE TO LET
UNIT B, OAKCROFT PARK, OAKCROFT ROAD, CHESSINGTON KT9 1RH

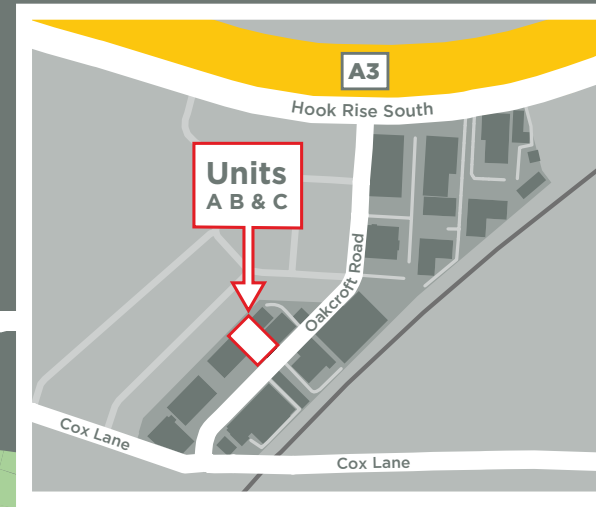


LOCATION

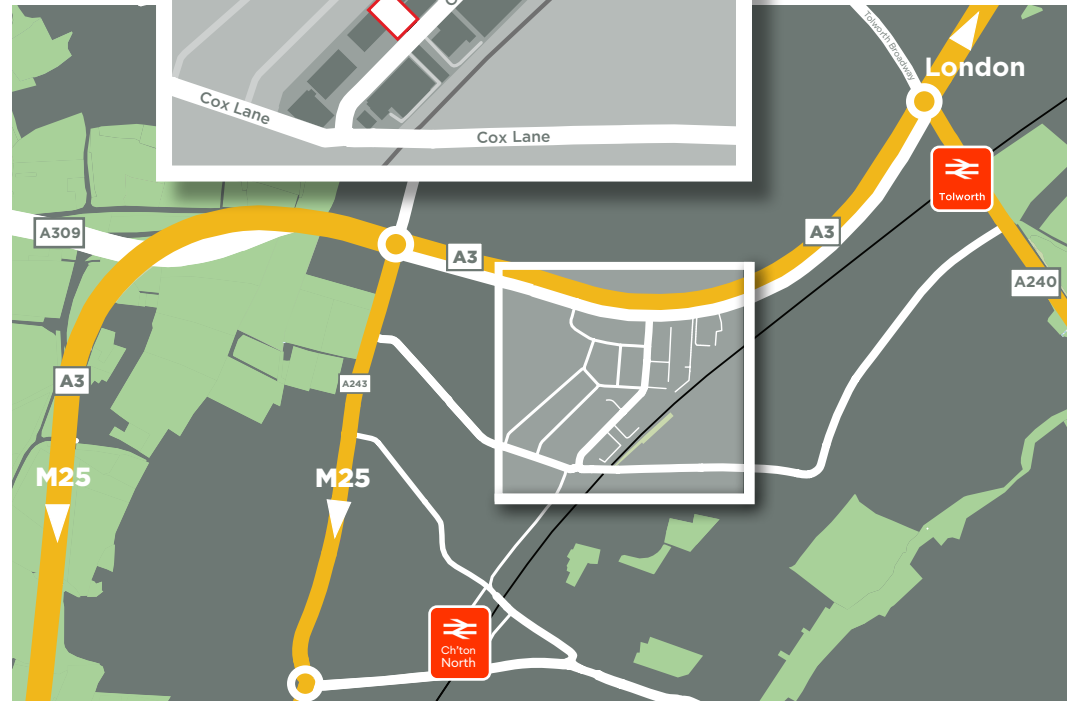
The property is conveniently located on Oakcroft Road within 500 metres of the A3 Kingston By-Pass, accessed either from the Tolworth or Hook roundabouts.

Junction 9 of the M25 is less than 5 miles away, giving easy access to the national motorway network, and to Heathrow and Gatwick.

Tolworth Railway station is a 19-minute walk, offering a direct, 33-minute rail service to London Waterloo.



UNIT A (GROUND FLOOR)



DESCRIPTION

The premises comprises a modern two-storey self-contained warehouse / business unit with light industrial space on the ground floor and office space on the first floor.

The building is refurbished throughout. It benefits from roller shutters providing direct access into the ground floor.

The unit is in secure, gated courtyard(s) with forecourt parking to the front.

- Private gated estate
- Fully-refurbished warehouse / business unit
- Gas fired central heating throughout
- Entry phone system
- Three phase power
- Double glazed tinted windows
- Roller shutter loading door(s)
- Male and female toilets with shower(s)
- Fully carpeted
- Car-parking spaces
- Kitchenettes

TENURE

The unit is available on a new, full repairing and insuring lease, for a term to be agreed. Freehold of the scheme also available.

VAT

We are advised the building is elected for VAT.

EPC

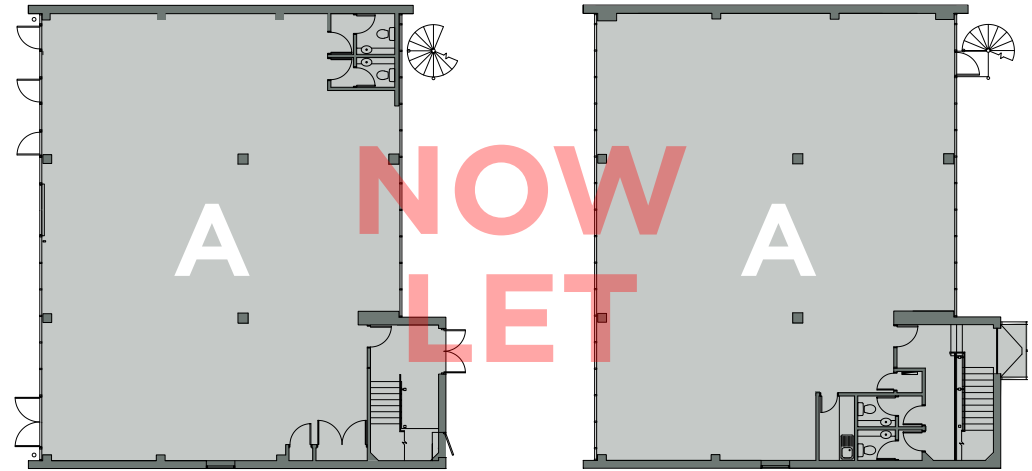
TBC

RATES PAYABLE

We advise all interested parties to make their own investigations with Kingston Borough Council for confirmation of the rateable values quoted.

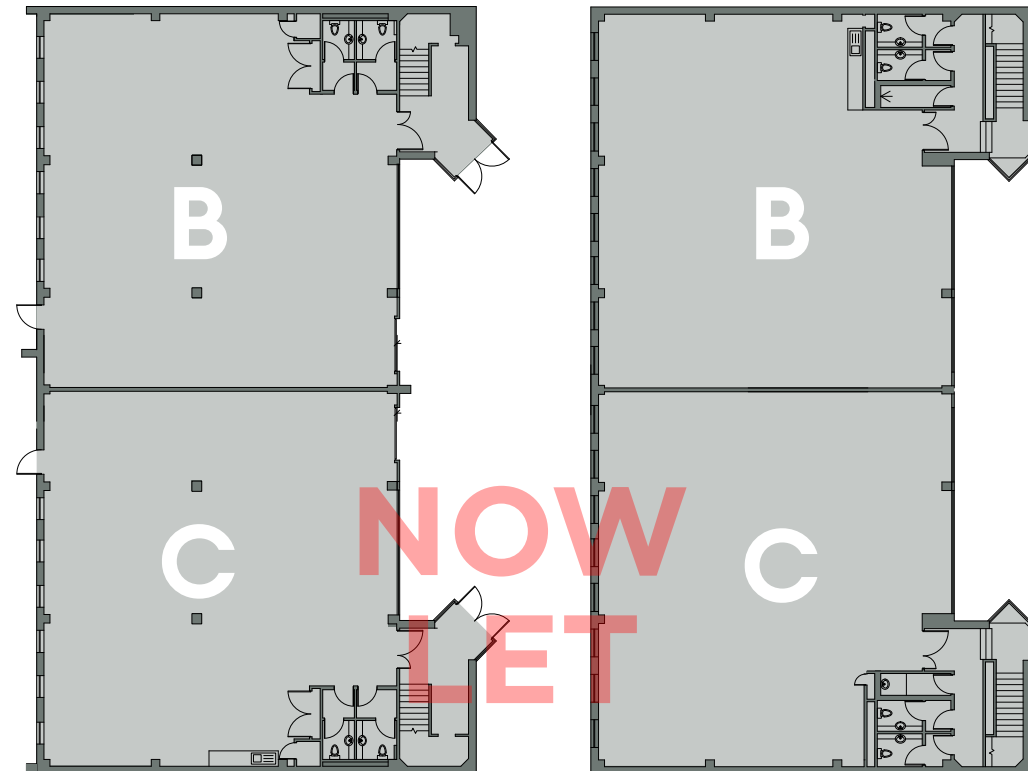
RENT/PRICE

Upon application.



GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

FIRST FLOOR



UNIT	FLOOR	SQ FT	SQ M	PARKING
A	GND FLOOR	2,822	262.2	11
	1st FLOOR	2,802	262.3	
	TOTAL	5,624	524.5	
B	GND FLOOR	2,421	225.0	9
	1st FLOOR	2,391	222.2	
	TOTAL	4,812	447.2	
C	GND FLOOR	2,421	225.0	10
	1st FLOOR	2,391	222.2	
	TOTAL	4,812	447.2	
TOTAL		9,624	894.4	19



DTRE

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On behalf of

marchmont
INVESTMENT MANAGEMENT

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