UNIT 1 THE KINGSTON BUSINESS CENTRE

FULLERS WAY SOUTH, CHESSINGTON, KT9 1DQ



NEWLY REFURBISHED WAREHOUSE/TRADE UNIT ADJACENT TO THE A3 4,427 SQ FT (411 SQ M) TO LET

UNIT 1 | THE KINGSTON BUSINESS CENTRE FULLERS WAY SOUTH, CHESSINGTON, KT9 1DQ

UNIT 1 HAS RECENTLY UNDERGONE A COMPREHENSIVE REFUBISHMENT

DESCRIPTION

The unit consists of a steel portal frame construction with brick cladding elevations and pitched roofs. The property benefits from a minimum clear eaves height of c.6.0m, electric roller shutter level access loading doors, 3 phase power and demised loading.

SPECIFICATION

- ightarrow Demised loading
- ightarrow 3 phase power
- ightarrow car parking
- ightarrow Mininum clear eaves height of c.6.0m
- ightarrow Electric roller shutter access







ACCOMMODATION

Unit	sq ft	sq m
1	4,427	411.28
2	LET	
Total	4,427	411.28

UNIT1 | THE KINGSTON BUSINESS CENTRE

FULLERS WAY SOUTH, CHESSINGTON, KT9 1DQ

LOCATION

Kingston Business Centre is located in the heart of Chessington and benefits from approximately 50m of frontage onto the Kingston-by-pass (A3). The A3 is one of the main routes into South West London.

The subject property is situated off Fullers Way with frontage to Hook Rise South, which provides direct access to the A3. Alternative access is provided via the A243 and Hunters Road.

Tolworth train station is an 18 minute walk with frequent services to London Waterloo.

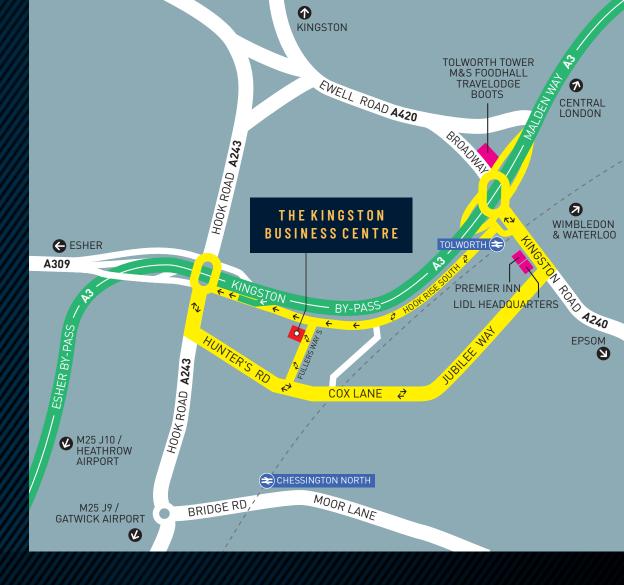
Chessington is a popular and established commercial location, with nearby occupiers including Howdens, Selco, Screwfix, Buildbase and Brandon Hire.

BY ROAD

Tolworth Station	1 mile
M25 (J9)	4.7 miles
M25 (J10)	9.3 miles
Heathrow Airport	14 miles
Central London	14 miles
Gatwick Airport	24 miles

BY RAIL

Wimbledon	14 mins
Clapham Junction	21 mins
Waterloo	31 mins



TERMS

A new lease is available.

RENT

Upon application.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

£0.86 per square foot.

EPC

Available upon application.

VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact:

LEWIS &CO 020 3940 5561 LEWISCO.CO.UK

Alex Lewis

alex@lewisco.co.uk 07815 788 825

Sam Johnson sam@lewisco.co.uk 07563 393 940



COGENTRE.CO.UK

0203 369 4000 Marco Baio

mb@cogentre.co.uk 07752 473 964

Will Norman

07796 774 436

wn@cogentre.co.uk

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled May 2023.