



## INDUSTRIAL UNIT - TO LET

■ 7,929 Sq Ft (736.6 Sq M)

■ Virtual Tour: [Click here](#)

Unit 1, Sandiford Road, Sutton, Surrey SM3 9RN

## Key Features

- Roadside frontage
- Roller shutter door
- 3 phase power
- Unit A minimum eaves height 5.56m
- Unit B Minimum eaves height 3.67m
- Air conditioned ancillary offices
- Rear Yard
- WC facilities

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



## Description

The property comprises two interconnected industrial units of steel portal frame construction, with forecourt car parking and rear yard.

## Location

The property is located on the southern side of Sandiford Road, close to the junction with Kimpton Road in the established Kimpton Industrial Estate, directly off the A217. The A217 provides direct access to Central London and the M25 (Junction 8). The estate benefits from good public access with Sutton Common train station only 0.7 miles away and numerous bus routes.

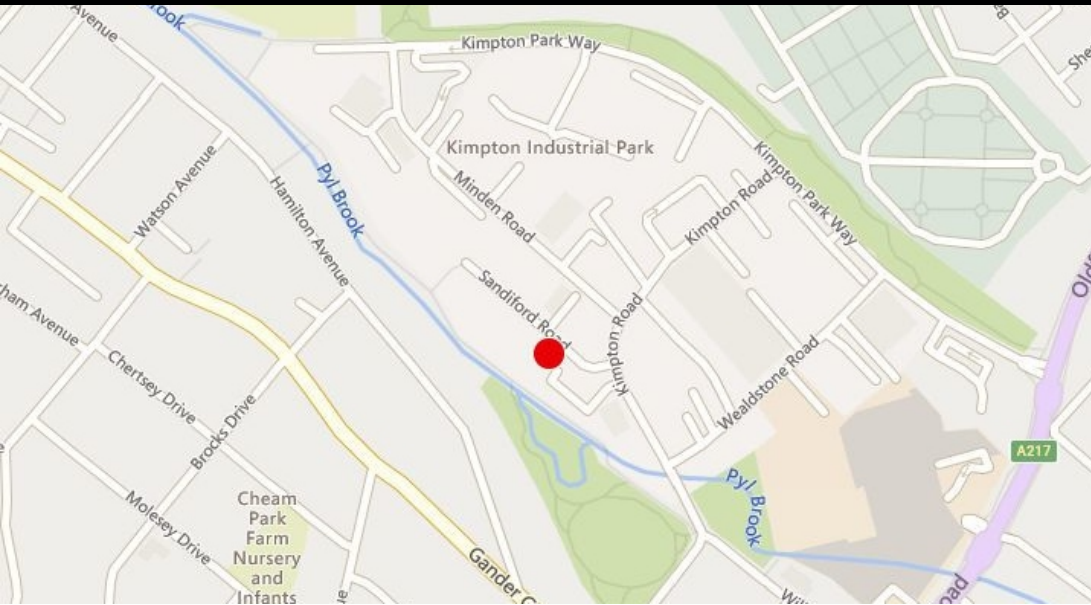
## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor - Unit A	3,136	291.30
Ground Floor - Unit B	4,793	445.30
<b>Total Gross Internal Floor Area</b>	<b>7,929 Sq Ft</b>	<b>736.6 Sq M</b>

Ancillary Area	Sq Ft	Sq M
Mezzanine	769	71.44
External Area	Sq Ft	Sq M
Front Parking	1,945	180.69
Rear Yard	7,619	707.81

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



## Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

The commencing rental is £140,000 per annum exclusive

## VAT

The property has not been elected for VAT.

## Rates

According to the Government website the property has a 2023 Rateable Value of £75,500. Therefore, the rates payable for the current financial year for 2024-2025 are £41,223. NB: The rates actually payable may be subject to transitional relief.

## EPC

The EPC rating for this property is C (64).

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Sole Agents:



**Morgan Pérez**  
[morganperez@centro.plc.uk](mailto:morganperez@centro.plc.uk)

**Paul Harwood**  
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