

# Preliminary Details

Warehouse Unit – 16,181 sq ft (1,503 sq m)



To Let

## Unit 7 Compass Business Park

Davis Way, Chessington, KT9 1TP

- To Be Refurbished
- Modern End of Terrace Industrial Unit
- Secure, Self Contained Yard
- 9.2m Eaves Height
- Two Level Access Loading Doors
- First Floor Fitted Offices



### FURTHER DETAILS

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## Location

Chessington is located approximately 15 miles to the south west of central London and is within the Royal Borough of Kingston Upon Thames in the county of Surrey.

Compass Business Park is accessed directly off Davis Road which is a one way throughfare linking to Cox Lane. Cox Lane in turn links indirectly to the A3 to the north and the A243 to the south. These two A roads provide direct links to the M25 at junctions 10 (6 miles) and junction 9 (5 miles) respectively.

The area is well serviced by local bus routes and Chessington North rail station which provides a direct service to London Waterloo with a journey time of approximately 35 minutes

## Description

Unit 7 is a modern end of terrace warehouse unit of steel portal frame construction with a double skinned insulated roof, incorporating 15% roof lights and blockwork and clad elevations over a re-enforced concrete floor.

The unit has a front secure self contained loading yard with a depth of 25m which is accessed via two full height surface level loading doors. Internally the warehouse has an eaves height of 9.20m rising to 10.70m at the apex.

The ground floor reception area provides access via a staircase to the first floor office accommodation which is carpeted and has strip LED lighting and an air handling system. The ceiling has been deliberately left open to create a "warehouse" type feel.

## Areas (GIA) (Approx.)

	SQ FT	SQ M
Ground Floor	14,435	1,341
First Floor	1,746	162
<b>TOTAL</b>	<b>16,181</b>	<b>1,503</b>

## Terms

The property is available by way of a new full repairing and insuring lease for terms to be agreed.

Further details are available from the joint sole agents

## Legal Costs

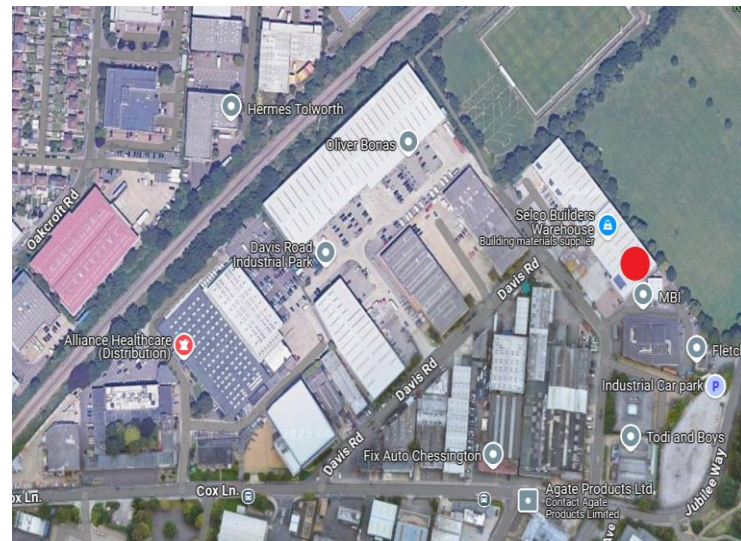
Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

Available on request

## VAT

All prices and other costs quoted exclusive of VAT.



### Disclaimer

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### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.