

Modern Trade / Warehouse Unit
Large Secure Yard
16,828 Sq Ft
To Let

UNIT 7

C*MPASS BUSINESS PARK
CHESSINGTON

DAVIS ROAD, KT9 1TT



Unit 7 Compass Business Park

Fully Refurbished Unit 7 is a modern end-terrace warehouse of steel portal frame construction with insulated roof panels (15% roof lights) and clad/blockwork elevations over a reinforced concrete floor. It features a secure 25m deep self-contained yard with two full height loading doors. The warehouse offers 9.20m eaves height (10.70m at apex), and the first-floor offices are fully fitted with LED lighting and an air handling system.





HIGH-SPEC MODERN WAREHOUSE WITH SECURE YARD & GRADE-A OFFICES



Modern End of Terrace Unit



25m Secure & Self Contained Yard



9.2m Eaves Height



Two Level Access Loading Doors



15 car parking spaces (2 x EV charging)



First Floor Fitted Offices



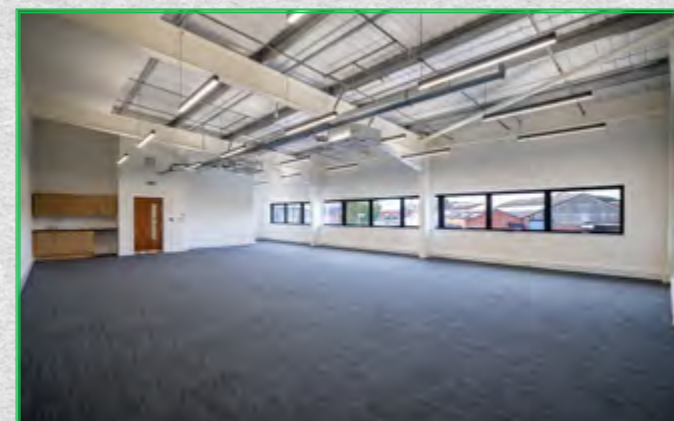
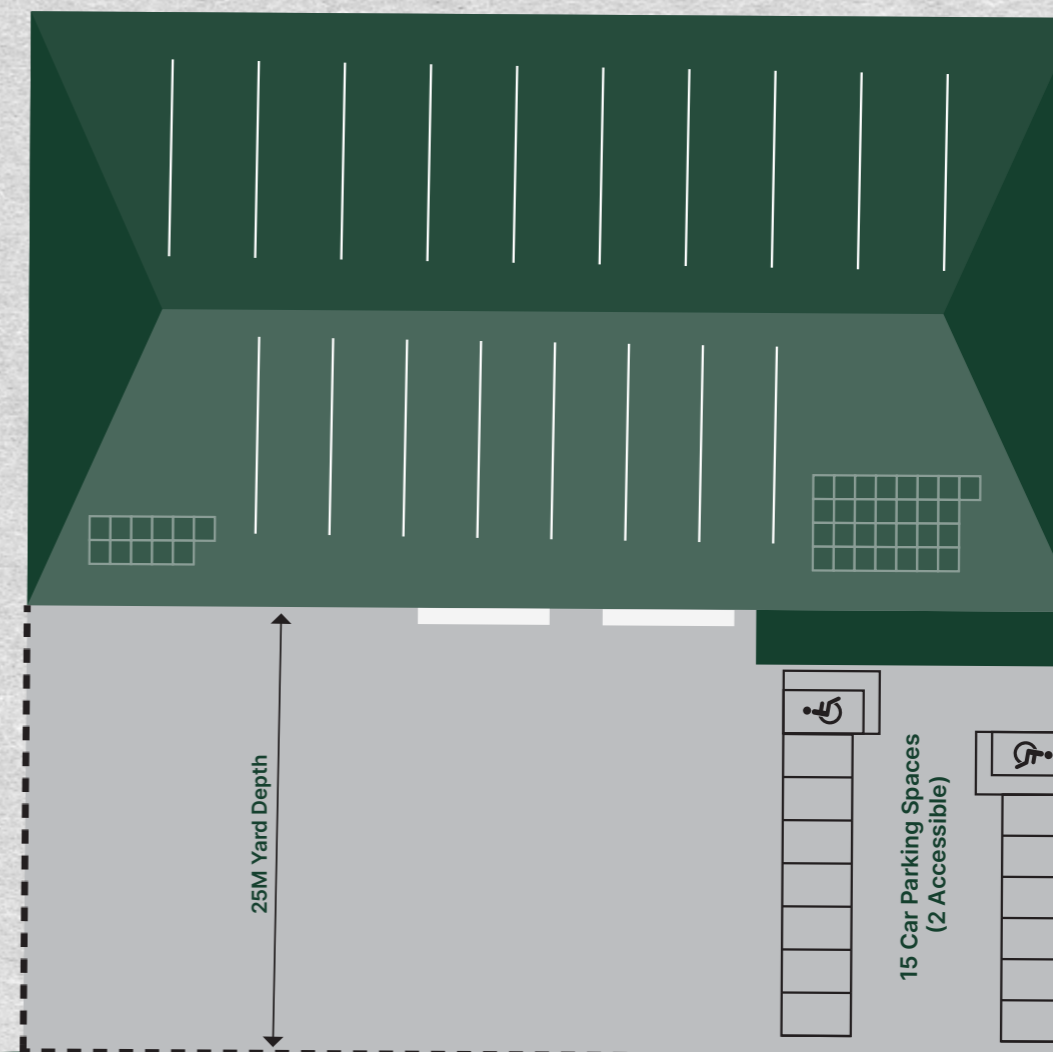
Targeting EPC A+



PV Panels (102 KwP)



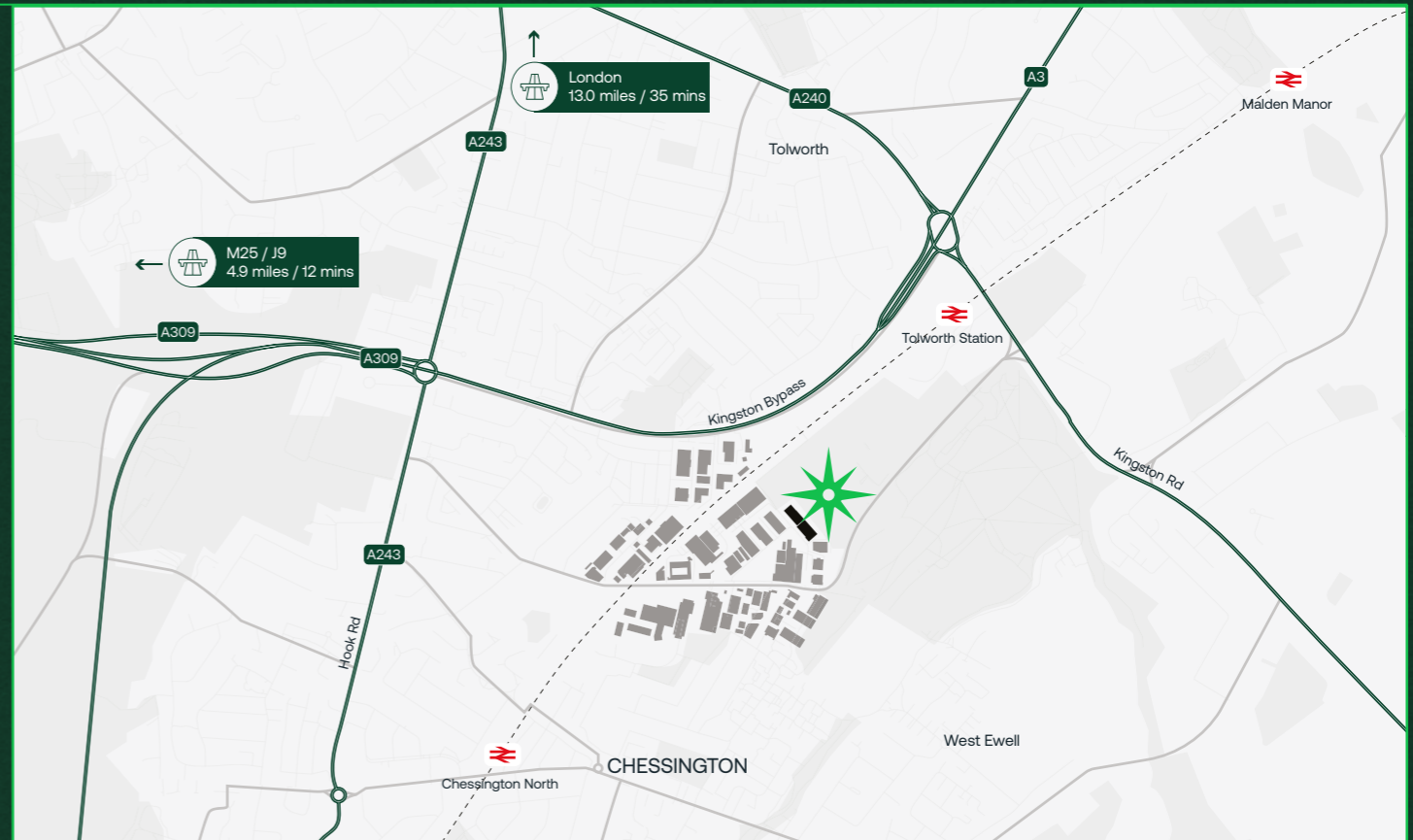
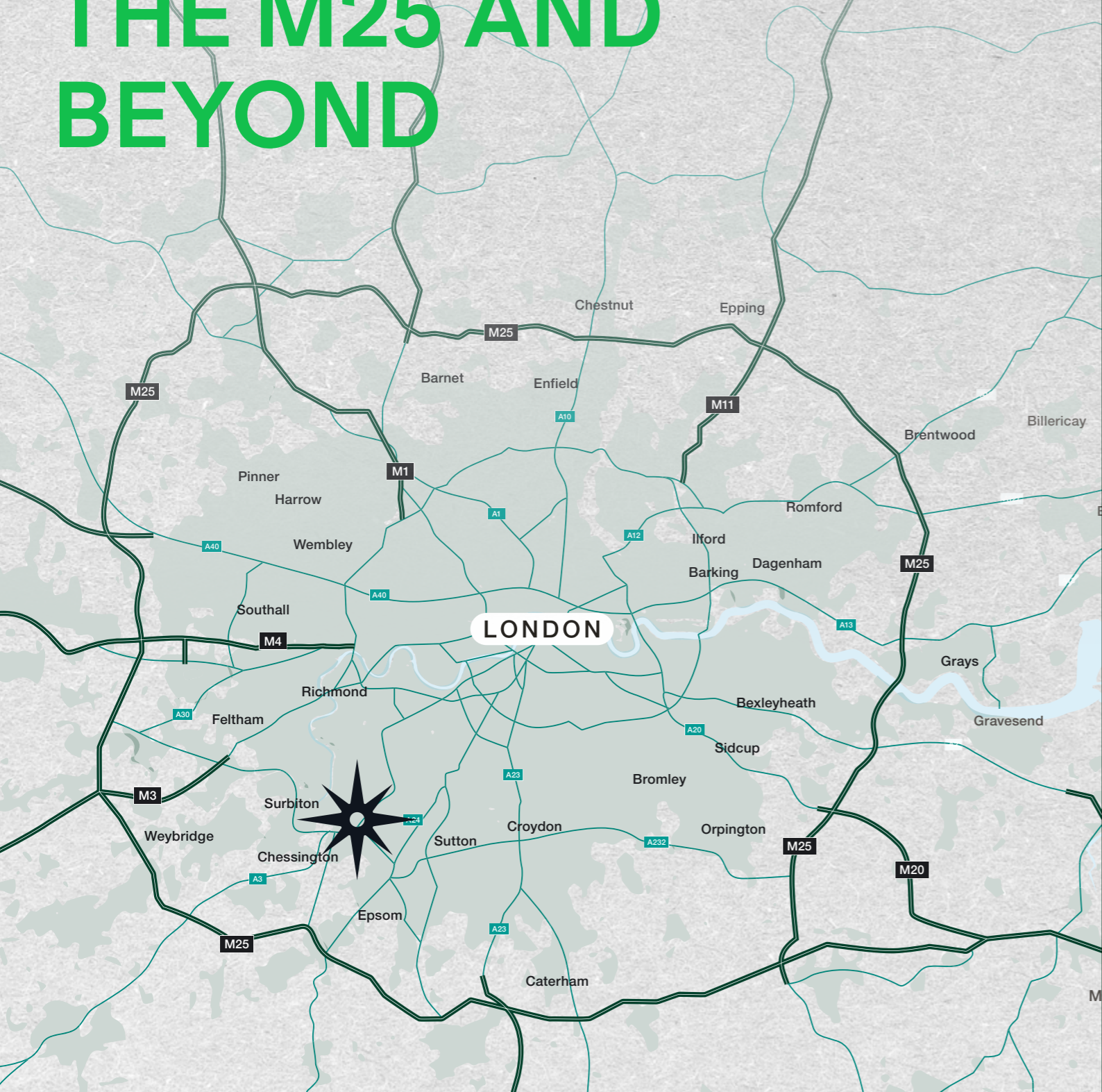
Bike Shelter



Accommodation	SQ FT	SQ M
Ground Floor	14,897	1,384
First Floor Office	1,931	179
Total	16,828	1,563



SEAMLESS CONNECTIONS TO CENTRAL LONDON, THE M25 AND BEYOND



Strong Public Transport Links

Served by local buses and Chessington North and Tolworth Train Stations, offering direct trains to London Waterloo within 35 minutes.

Excellent Road Connections

Compass Business Park is located on Davis Road with quick links to the A3, A243, and M25 (J9 within 5 miles).

Prime South West London Location

Located 15 miles from Central London, Chessington sits within the Royal Borough of Kingston upon Thames and Surrey.

	MILES	MINS
Tolworth Station	0.3	6
Chessington North Station	1	5
A3	2	5
Kingston	4	18
M25 / J9	4.9	12
M3 / J1	9	20
M25 / J10	10	16
Central London	11	30
Croydon	12	25
Heathrow Airport	15	31

Source: Google Maps

UNIT 7

COMPASS BUSINESS PARK

CHESSINGTON

Terms

The unit is available by way of a new lease on terms to be agreed.

Business Rates

We understand the property has a Rateable Value of £186,000 however potential occupiers are recommended to make their own enquiries to the Royal Borough of Kingston-Upon-Thames.

Legal Costs

Each party is to bear their own legal costs in this matter.



For More Details Please Contact the Joint Agents



Ed Thomason
M: 07818 065276
E: et@tlre.co.uk

Paul Londra
M: 07779 269290
E: pl@tlre.co.uk



James Haestier
M: 07818 038009
E: james.haestier@colliers.com

Stan Gibson
M: 07776 605378
E: stanley.gibson@colliers.com