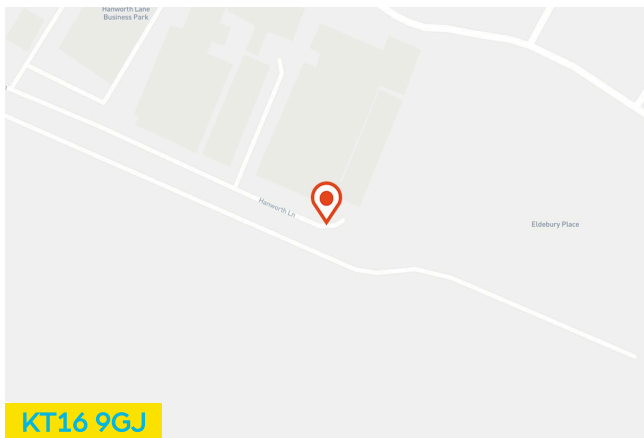


TO LET, INDUSTRIAL, 4,015 TO 8,170 SQ FT

**CHERTSEY BUSINESS PARK, HANWORTH LANE, CHERTSEY,
KT16 9GJ**



Strategically Located, Modern Industrial/Warehouse Units Offering Flexible Workspace Available To Let in Chertsey.



- 2.1 miles from J11 M25
- 8.4m clear internal height
- Electric loading doors
- 3 phase power supply
- Load bearing 37.5 Kn
- LED lighting
- WC Facilities
- EPC A & BREEAM Very Good

OVERVIEW

Available Size	4,015 to 8,170 sq ft
Rent	Rent on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC	A

DESCRIPTION

Chertsey Business Park offers modern and flexible warehouse units suitable for a wide range of industrial uses, as supported by B1 (c), B2 and B8 planning consent. Units 3-4 are combined to provide 8,170 sq ft GIA, with an option the property to split to suit individual requirements. If split, Unit 3 extends to 4,015 sq ft and Unit 4 extends to 4,155 sq ft. Upon request and subject to timing, there is an option to retain the double level mezzanine fitted to Unit 4, as installed by the existing tenant. The property benefits from LED lighting, 3 phase power supply and 2x electric roller shutter doors. There is a clear internal eaves height of 8.4m across both units as well as WC facilities. In total there are 9 demised car parking spaces, including a vehicle turning circle positioned immediately opposite Unit 4. The site itself is secure and situated within a landscaped environment. The scheme was designed with several green initiatives, including electric vehicle charging points, secure cycle parking and high performance insulated cladding and roof materials.

LOCATION

Chertsey is located within the south west of the M25 with excellent transport links to main arterial roads. Chertsey Business Park is situated on Hanworth Lane, within the most centrally located industrial area in Chertsey. The property is within walking distance to the high street and railway station.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	4,015	373.01	Available
Unit - 4	4,155	386.01	Available
Total	8,170	759.02	



VIEWING & FURTHER INFORMATION

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