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Refurbished WAREHOUSE / INDUSTRIAL UNITS

TO LET



Interior of unit 33 – similar unit

Adams Industrial Estate St Johns Road NEW MALDEN SURREY, KT3 3RZ

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.



Adams Industrial Estate St Johns Road New Malden

Location: Adams Industrial Estate is situated just off the main Kingston Road (A2043) mid-way between Kingston and New Malden Town Centres.

The A3 trunk route is approximately 1¼ miles away.

Description: Adams Industrial Estate comprises a number of individual warehouse/industrial buildings with a large office building fronting Dickerage Lane.

The estate benefits from good commercial vehicle access including access for 40 ft articulated lorries.

The available units are adjacent in a terrace and can be let together or separately. They have been refurbished, including re-roofing, re-cladding and redecoration.

Specification includes:

- Steel frame construction
- Concrete floor
- Clear space internally, eaves height c. 15 ft 6 ins
- Full height roller shutter loading door

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Accommodation:	T Inst 4 a	Size		
	Units	Sq Ft	Sq M	-
	9	5,075	471.5	
	34	4,240	393.9	
	Total	9,315	865.4	
Terms:	New full repairing	and insuring lasses	for a term by arrang	ament
1 01 1115.	New full repairing and insuring leases for a term by arrangement.			
Rent:	£8.00 per sq ft.			
Estate Charge:	Approx. £0.50 per sq ft. Full details on application.			
Rates:	Approx. $\pounds 2.50$ per sq ft – full details on application.			
	Please note that this information is supplied verbally by the Royal Borough of Kingston upon Thames and prospective tenants should verify this information direct with the local authority on 020 8546 2121.			
Legal Costs:	Both parties' legal costs to be borne by the ingoing tenant.			
Viewing:	Strictly by appointment through sole agents.			
BONSORS				

BONSORS 020 8546 0022

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is <u>exclusive</u> of VAT where applicable