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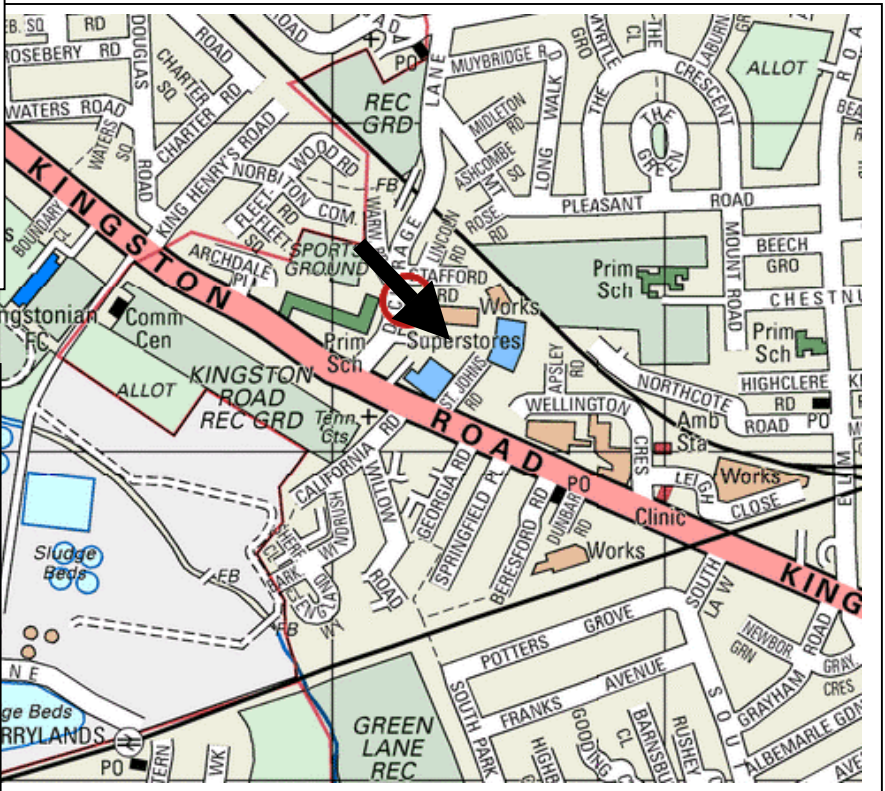
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**020 8546 0022**

## *Refurbished* **WAREHOUSE / INDUSTRIAL UNITS**

# **TO LET**

<i>Unit 9</i>	-	<i>5,075 sq ft</i>	<i>(471.5 m<sup>2</sup>)</i>
<i>Unit 34</i>	-	<i>4,240 sq ft</i>	<i>(393.9 m<sup>2</sup>)</i>
<i>Total</i>		<i>9,315 sq ft</i>	<i>(865.4 m<sup>2</sup>)</i>



Interior of unit 33 – similar unit

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

**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

**Accommodation:**

Units	Size	
	Sq Ft	Sq M
9	5,075	471.5
34	4,240	393.9
<b>Total</b>	<b>9,315</b>	<b>865.4</b>

**Terms:** 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. £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.

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**PLEASE NOTE THE FOLLOWING:-**

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