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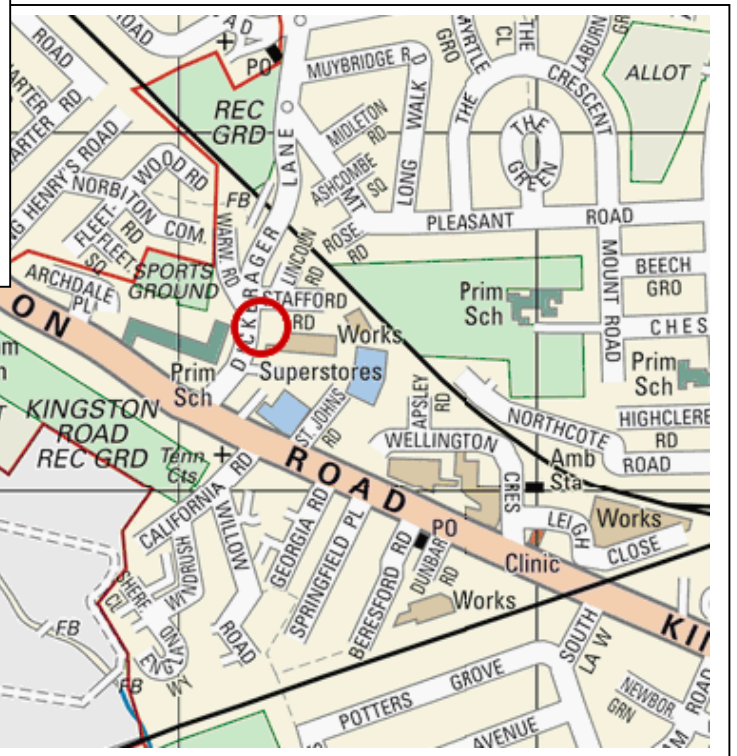
020 8546 0022

TO LET

First Floor Studio/Industrial/Storage Unit(s)

1,000 – 2,388 sq ft (93 – 222 sq m)

****Economic rent****



Unit 30 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 Centre.

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 40ft articulated lorries.

The unit comprises a first floor open plan studio/industrial space totaling 2388 sq ft (222 sq m).

The unit can be divided into two smaller units.

Amenities:

- Excellent natural lighting
- Gas heating
- Clear space
- Suitable for studios/storage etc.
- 3 phase electricity supply
- Water /drainage

Lease: A new full repairing and insuring lease for a term by arrangement.

Rent: From £5.00 per sq ft

Rates: c. £1.80 per sq ft – full details on application

Estate Charge: c. £0.50 per sq ft – full details on application

Legal Costs: Both parties legal costs to be borne by the ingoing tenant

Viewing: 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