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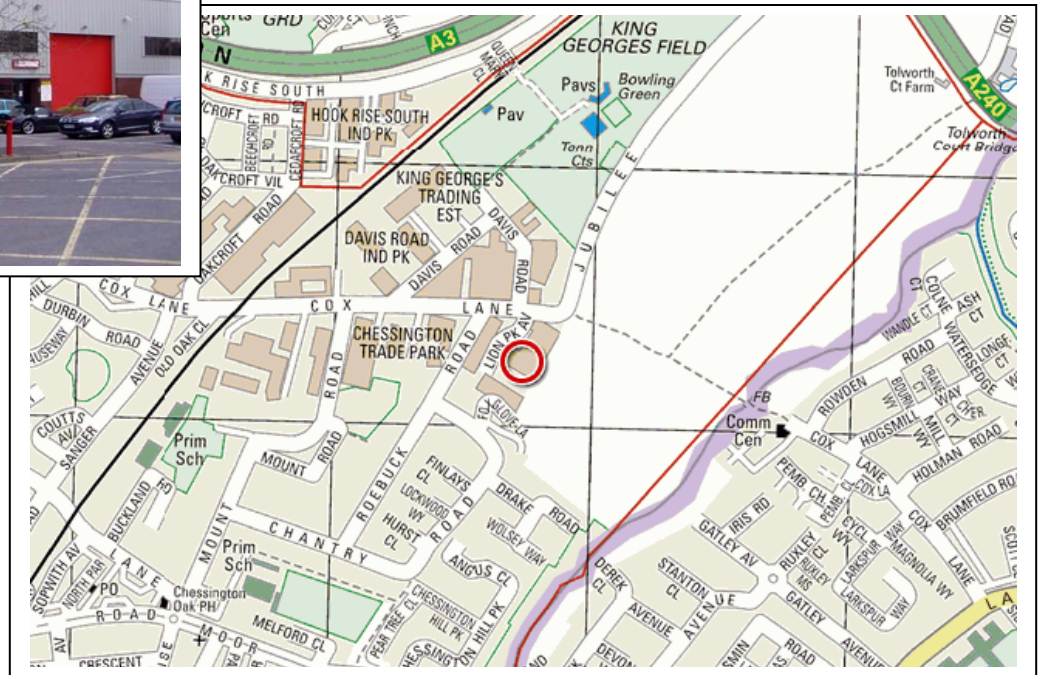
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020 8546 0022

TO LET

HIGH QUALITY BUSINESS UNIT

9,250 sq ft (859 sq m)



UNIT 5
CHESSINGTON INDUSTRIAL PARK
LION PARK AVENUE
KT9 1ST

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.

Unit 5 Chessington Industrial Park
Lion Park Avenue, KT9 1ST

Location: Unit 5 is ideally located just off the A3 on the established Chessington Industrial Park just off Cox Lane which is 10 miles away from Junction 10 of the M25. Heathrow Airport is 22 miles away and Gatwick Airport 23 miles. It is within 16 miles of central London and Tolworth railway station is 0.6 miles away.

Description: Unit 5 provides a mix of full height portal frame warehouse, quality office and assembly/part store.

Amenities:

Offices:

- Central heating and comfort cooling
- Suspended ceilings with recessed lighting
- Computer cabling

Warehouse:

- Full height roller shutter loading door, eaves height to warehouse 25ft (7.6m)
- Gas fired blower heating
- 3 Phase electricity supply
- 11 car parking spaces

Floor Areas:	Loading Bay:	377 sq ft	35.02 sq m
	Full Height Warehouse:	2,437 sq ft	226.04 sq m
	Ground Floor Technical/Assembly:	4,232 sq ft	393.15 sq m
	Ground Floor Offices:	1,102 sq ft	102.38 sq m
	First Floor Offices:	1,102 sq ft	102.38 sq m
	Total:	9,250 sq ft	859.33 sq m

Tenure: The property is available leasehold for a term up to 5 years. Longer leases available by negotiation.

Rent: £10.00 per sq ft.

Service Charge: To be confirmed.

Ratable Value: £117,000. Rates payable 2012/13 £53,586.00. This is based on the standard rate of 45.8p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information. Please note our clients have lodged an appeal following removal of previous mezzanine floor.

Viewing: Strictly by appointment with joint agents.

Tim Gauld/Andrew Pollard
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Nick Pocknell/Mark Leah
Hurst Warne
Tel: 01372 360190

PLEASE NOTE THE FOLLOWING:-

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

Energy Performance Certificate

Non-Domestic Building



Unit 5
Chessington Industrial Estate
Lion Park Avenue
CHESSINGTON
KT9 1ST

Certificate Reference Number:
0290-2924-0399-4630-4084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ **96** This is how energy efficient the building is.

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	890
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	65.51

Benchmarks

Buildings similar to this one could have ratings as follows:

- 41** If newly built
- 87** If typical of the existing stock