Commercial Property Consultants

Warwick Lodge 75-77 Old London Road Kingston-upon-Thames Surrey KT2 6ND

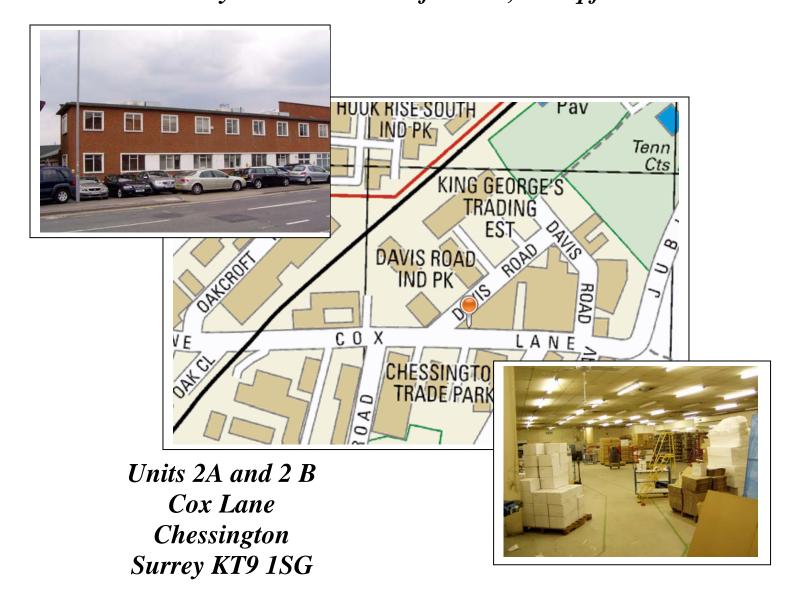
Fax 020 8541 1360

E-mail property@bonsors.com www.bonsors.com



TO LET/MAY SELL

Economic Storage Space 31,090 sq ft 2888 sq m) May divide into units from 10,000 sq ft



Units 2A and 2B Cox Lane, Chessington, Surrey KT9 1SG

Location:

The property is situated on the established Chessington Industrial Estate close to the A3 main arterial route.

Description:

The property comprises a single storey industrial warehouse unit having the following accommodation.

 Ground Floor Office:
 1,280 sq ft
 119 sq m

 First Floor Offices:
 1,185 sq ft
 110 sq m

 Storage/Production:
 25,825 sq ft
 2,399 sq m

 Mezzanine:
 2,800 sq ft
 260 sq m

 TOTAL:
 31,090 sq ft
 2,888 sq m

The property has the following amenities:

- 8 car parking spaces to the front of the property
- Rear yard area including 6 car parking spaces
- Roller shutter access 12ft x 10ft 6 ins
- Gas fired central heating to office areas
- Various heating/cooling systems to the production warehouse area
- Security cameras

Terms:

Available to let for a term by arrangement. Rent £5.00 per sq ft. Freehold may be available.

Viewing:

Strictly by appointment with sole agents.

BONSORS.COM Tel. 020 8546 0022 Contact: Tim Gauld

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
- 3) Rates information is believed to be correct but interested parties should check with rating authority.