

Our ref: TG/apr

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Guaranteed Commercial Property Solutions

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Dear Sir/Madam,,

Chancerygate Business Centre, Red Lion Road, Tolworth

Please find attached our brochure for the two units currently available on the above estate constructed in 2008.

We are quoting the following terms:

Available freehold, prices:

Unit 3: £625,000

Unit 9: £415,000

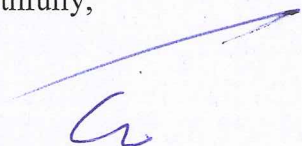
Or to let on full repairing and insuring leases for a term to be agreed, rents:

Unit 3: £43,500 per annum exclusive

Unit 9: £29,000 per annum exclusive

For further information or to view please contact the writer.

Yours faithfully,



Tim Gauld MRICS
BONSORS

Guaranteed Commercial Property Solutions

chancerygateTolworth

For Sale or To Let Industrial/Warehouse Units A3/Tolworth, Surrey

A rare opportunity to acquire either the freehold or a new lease on a modern industrial unit just off the A3 in Tolworth. Completed in 2009 these units have a minimum clear height of 6.4m and feature full height electrically operated loading doors.

Unit 3 - 4,143 sq ft (385 sq m) **Unit 9** - 2,753 sq ft (256 sq m)

www.chancerygatetolworth.com



chancerygate
business centres

location

Chancerygate Business Centre Tolworth is situated on Red Lion Road just off the A3 main arterial trunk road and are ideally located for serving Central and Greater London. Junction 9 of the M25 is 5 miles distance via the A243, and Junction 10 is within 7 miles via the A3. The units are located within the established secure Red Lion Business Park. Local train services run from Tolworth and Surbiton to Central London.

travel distances

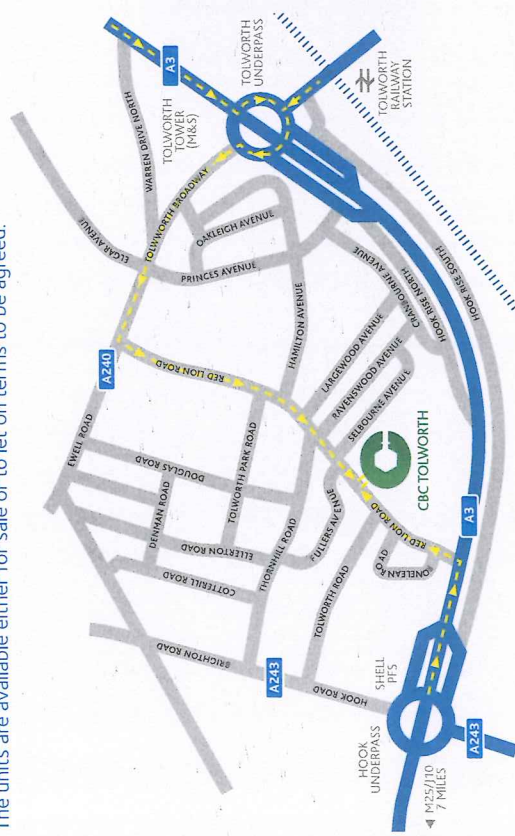
Central London 14.2 miles
Heathrow Airport 28.4 miles
Surbiton Railway Station 1.3 miles
Tolworth Railway Station 1 mile
M25 Junction 9 4.5 miles
M25 Junction 10 (Via A3) 7 miles

amenities

- Minimum clear heights of 6.4m
- 30kN per sq m floor loading
- 3 phase electricity
- Electrically operated loading doors
- First floor level for office or storage use
- Fitted ground floor WC
- Fitted kitchen

terms

The units are available either for sale or to let on terms to be agreed.



Important: These terms particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an offer or contract. They are not intended to constitute an offer or contract. The terms and conditions of contract and any other particulars may be subject to change without notice. The agent is not responsible for any loss or damage caused by reliance on these particulars. The agent is not responsible for any loss or damage caused by reliance on these particulars. The agent is not responsible for any loss or damage caused by reliance on these particulars. Accordingly, the agent is not responsible for any loss or damage caused by reliance on these particulars.

accommodation

all areas are on a GEA basis



A development by:



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020 7657 1882
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Viewing strictly by appointment through the agent:



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