

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

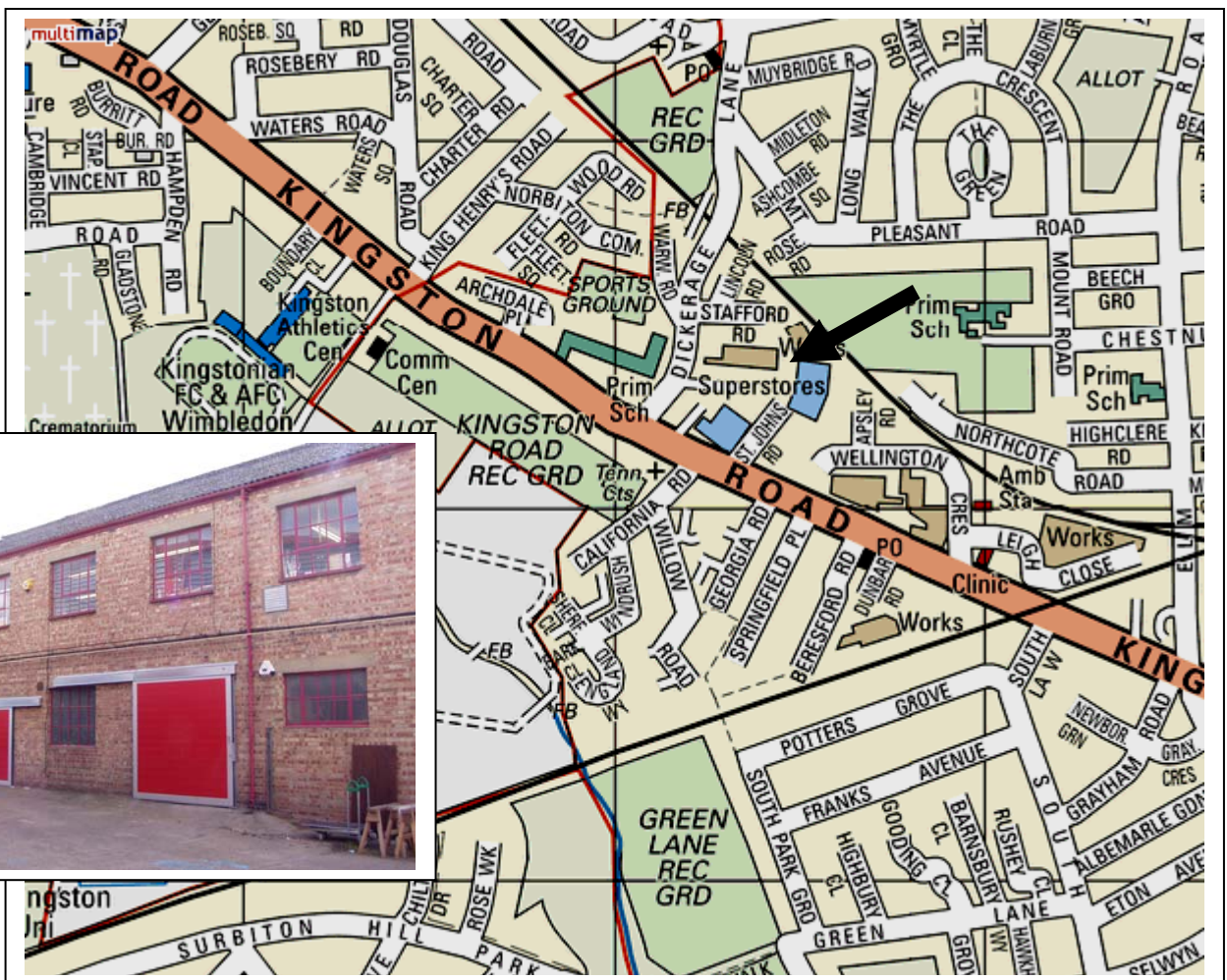
F 020 8541 1360
E property@bonsors.com

Bonsors.com

020 8546 0022

LIGHT WAREHOUSE / INDUSTRIAL UNIT TO LET

1,093 sq ft (101.5 sq m)



*Unit 26 Adams Industrial Estate
St Johns Road
New Malden, Surrey, KT3 3SF*

Bonsors 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 26
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 Dickering Lane.

The estate benefits from good commercial vehicle access including access for 40 ft articulated lorries.

The available unit comprises part ground floor of a two 2-storey industrial/warehouse unit having the following gross internal area:

Unit 26: 1,093 sq ft (101.5 sq m)

Specification: Includes the following:

- Concrete floor
- 3 phase power.
- Gas available on the estate but not connected to the units
- Car parking available at £520 plus VAT per car per annum.
- 2 Loading doors

Terms: New full repairing and insuring lease(s) for a term by arrangement.

Rental: Unit 26: £12,500 per annum exclusive. Rent includes service charges but excludes parking, door servicing, insurance and rates.

Rates: Rateable Value: £11,000 @ £45 p in the Pound. (2012/13 rating year)

Rates Payable: £4,950

This information is obtained from the Valuation Office website – prospective tenants should verify with the Local Authority.

Viewing: Strictly by appointment through sole agents.

BONSORS
020 8546 0022

PLEASE NOTE THE FOLLOWING:-

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