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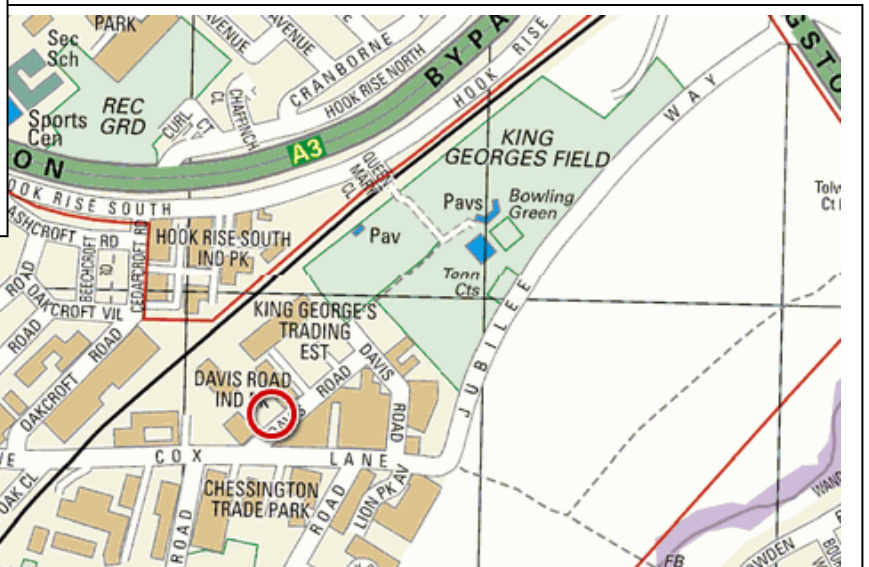
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020 8546 0022

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Approx 9,255 sq ft (860 sq m)
****May suit motor trade/vehicular repair****



No. 1 Davis Road
Chessington
Surrey KT9 1TU



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.

**No. 1 Davis Road, Chessington
Surrey KT9 1TU**

Location: Chessington Industrial Estate is well located just off the A3 at Tolworth, approx. 1 mile, which provides fast access to the M25 (J10) approx 10 miles. Davis Road is a one-way street off Cox Lane. The M3 (J1) is approx. 8 miles and Heathrow Airport 14 miles. The mainline station at Tolworth is 1 mile and provides a regular service to Waterloo, travel time 40 minutes.

Description: The property comprises an industrial building, providing good, clear workspace/storage and high quality offices with loading bay to the side and parking area to the front.

Accommodation: The property has the following approximate gross internal floor areas:

	Sq ft	Sq m
First Floor Office	1,540	143.07
Ground Floor Office	1,540	143.07
Industrial Warehouse	3,061	284.37
Rear Building	1,777	165.09
Mezzanine	<u>1,337</u>	<u>124.20</u>
Total	9,255	859.80

Terms: The unit is available on new full repairing and insuring lease direct from the landlord.

Rent: £65,000 per annum exclusive. VAT may be applicable to the rent at the prevailing rate.

Rates: Rateable Value £36,250.
Rates payable 2011/12 £15,696.25. This is based on the standard rate of 43.3p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

Viewing: Strictly by appointment with sole agents

**Tim Gauld
BONSORS
Tel. No. 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