Warehouse / Industrial Unit

26,045 SQ FT (2,419.7 SQ M)

TO LET

49 Oakcroft Road, Chessington, Surrey, KT9 1RH

- Detached warehouse unit
- Two level access loading doors
- Varying minimum clear internal height of 9m to 11.4m, rising to 13.5m at the apex
- Large secure, self-contained yard
- 17 car parking spaces (incl. 2 disabled)
- First floor mezzanine
- PV panels
- EV charging



Contact Us

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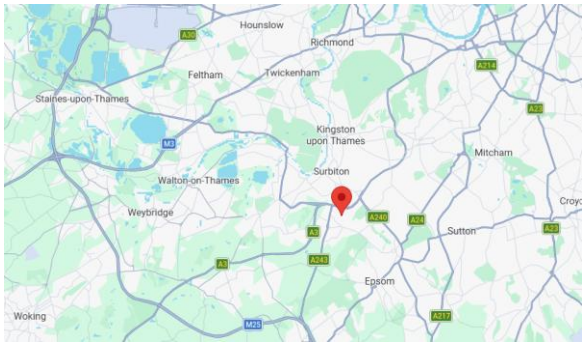





Location

Chessington is located just off the A3, 11 miles South West of the West End and 9 miles from Junction 10, M25. Heathrow and Gatwick airports are each approximately 25 miles from the unit.

The property is located within the established Chessington Industrial Estate. The Tolworth Roundabout (A3/A240) is 1 mile from the property, providing swift access onto major arterial routes. Tolworth Station is 1 mile from the property, providing services to London Waterloo (45 mins).

Description

The property comprises a 2020 build, modern detached warehouse which features:

- Varying minimum clear internal height of 9m to 11.4m, rising to 13.5m at the apex
- 2 level access loading doors
- Ground floor office accommodation
- First floor mezzanine
- Large secure yard
- 17 car parking spaces (incl. 2 disabled)
- PV panels
- EV charging

Terms

The unit is available by way of a sub-lease or assignment of the existing lease, expiring August 2040. Alternatively, a new lease may be available directly from the Landlord.

Please contact the sole agents for further details.

Business Rates

Available on request.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices and other costs quoted exclusive of VAT.

ACCOMMODATION (GIA) approx.

	SQ FT	SQ M
Warehouse	21,203	1,969.8
Ground Floor Office Area	2,343	217.7
Mezzanine	2,499	232.2
Total	**26,045**	**2,419.7**

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.