Owen Isherwood
CHARTERED SURVEYORS

3 & 4 Chertsey Business Park, Hanworth Lane, Chertsey, KT16 9GJ

TO LET | 5,158 TO 10,685 SQ FT (479.19 TO 992.67 SQ M)

Easy Access to M3/M25

Modern Industrial/Warehouse Units Offering Flexible Workspace

- 2.1 miles from J11 M25
- 8.4m clear internal height
- Very sustainable EPC rating of A
- 2x electric loading doors
- 3 phase power supply
- Load bearing 37.5 Kn
- LED lighting
- WC facilities

Location

Chertsey is located within the south west of the M25 with excellent transport links to main arterial roads, offering close proximity to the M3 and Heathrow Airport. Chertsey Business Park is situated on Hanworth Lane, within the most centrally located industrial area in Chertsey. The property is within walking distance to the high street and railway station.

Description

Chertsey Business Park offers modern and flexible warehouse units suitable for a variety of industrial uses. While available individually, the units can also be easily combined to suit a wider range of requirements.

The property benefits from LED lighting, 3 phase power supply and 2x electric roller shutter doors. There is a clear internal eaves height of 8.4m across both units as well as WC facilities. In total there are 9 demised car parking spaces, including a vehicle turning circle positioned immediately opposite Unit 4.

The site itself is secure and situated within a landscaped environment. The scheme was designed with several green initiatives, including electric vehicle charging points, secure cycle parking and high performance insulated cladding and roof materials.

Accommodation

Name	sq ft	sq m	Availability
Unit - 3	5,158	479.19	Available
Unit - 4	5,527	513.48	Available
Total	**10,685**	**992.67**	

Terms

New Lease

Rent

£21.50 per sq ft

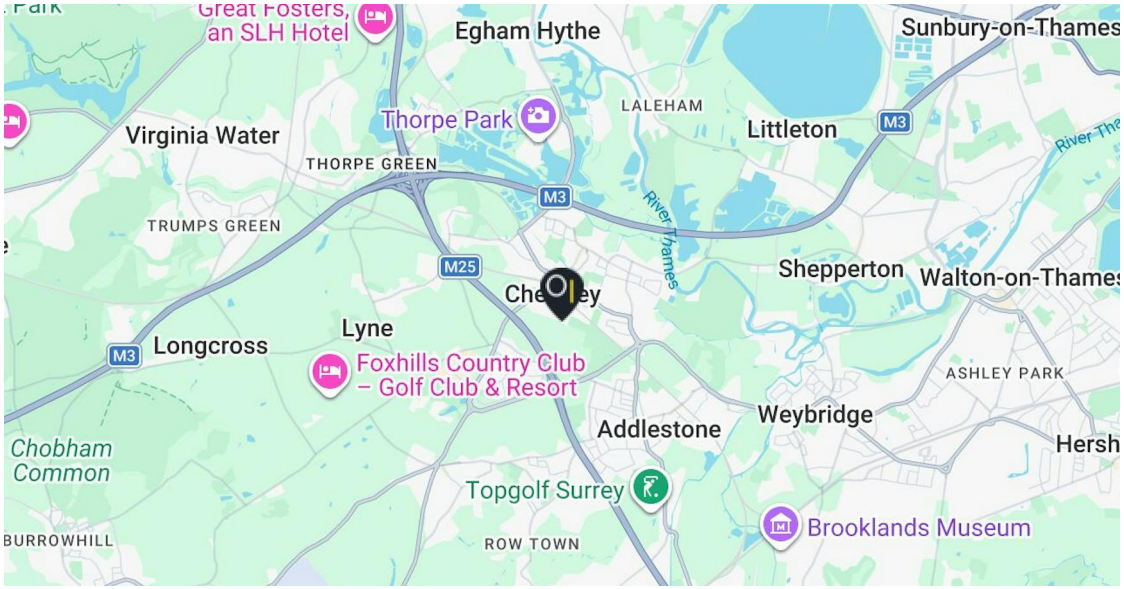
Rates & Charges

Rateable value: £156,760
Rates payable: £7.14 per sq ft

EPC

A (25)

Legal costs



Contact

Adam Fenney
T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

Amelia Watson
T: 01483 300176
M: 07983 498697
E: amelia@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated