

TO LET

Warehouse / Industrial Unit To be Refurbished

CGI – indicative of proposed refurbishment



Unit 3, Red Lion Business Park

Red Lion Road, Tolworth, KT6 7QD

2,360 SQ. FT.

219.3 SQ. M.

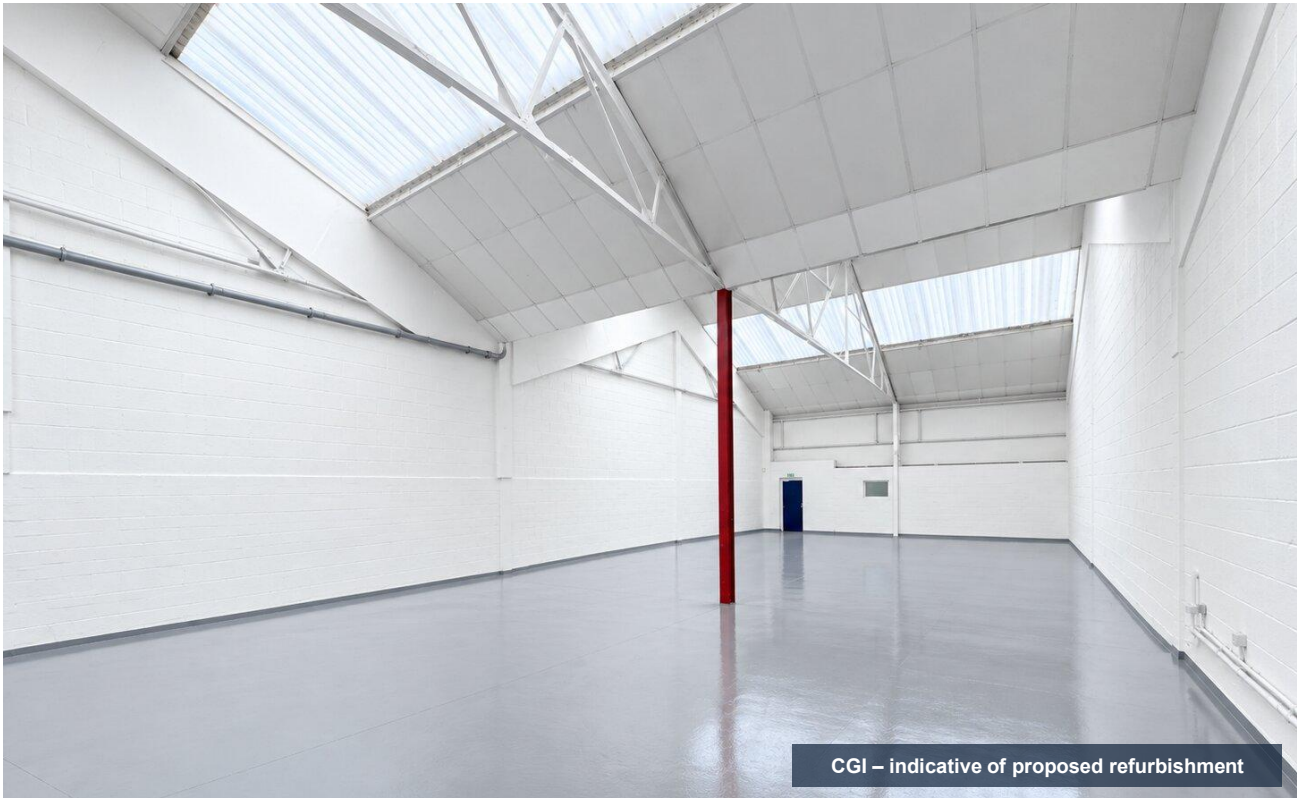
Location

Red Lion Business Park is an established industrial estate in Tolworth, South West London, comprising a variety of warehouse and light-industrial units.

The estate benefits from good road access off the A3 Kingston Bypass, offering rapid connections to Central London and to the M25 at Junction 10. Tolworth station is approximately 0.6 miles away, with services to London Waterloo in around 35 minutes.

TRAVEL DISTANCES

 A3 Kingston Bypass	0.2 miles
 M25 (Junction 10)	9.0 miles
 Central London	12.0 miles
 Tolworth (Mainline)	1.3 miles
 Surbiton (Mainline)	1.6 miles
 London Waterloo (from Tolworth)	35 mins







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The Property

The property comprises a terraced light industrial / warehouse unit, with a large roller shutter loading door to the front and separate pedestrian access. Full refurbishment works are to be undertaken.

The ground floor warehouse / storage area has a concrete floor and strip lighting, with a minimum eaves height of approximately 4.18 metres, rising to approximately 6.8 metres at its maximum.

The ground floor also provides a separate pedestrian access for a trade counter, 2 x WCs and small office accommodation. Externally, there are 4 allocated car parking spaces.

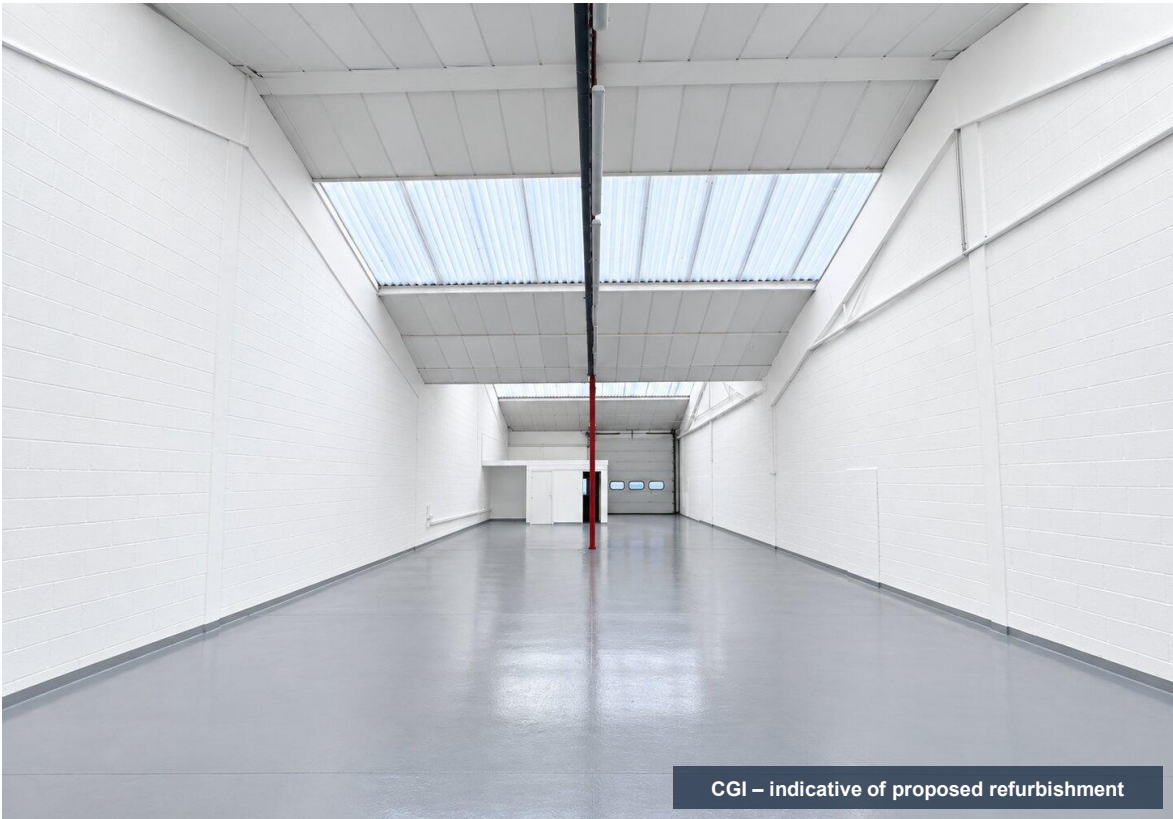
AMENITIES

-  4 allocated parking spaces
-  Concrete Floor
-  4.18m minimum eaves rising to 6.8m
-  3 Phase power
-  Electric loading door
-  Trade counter access
-  Office / Welfare space
-  2 x WCs

ACCOMMODATION:

The approximate Gross Internal Floor Area (GIA) of the property is set out below:

FLOOR	SQ. FT.	SQ. M.
Warehouse (Ground Floor)	2,094	194.5
Office / Welfare Space (Ground Floor)	266	24.7
TOTAL (GIA)	2,360	219.3



Terms

LEASE	A new FRI lease is available for a term to be agreed. Rent: £40,000 per annum exclusive.
BUSINESS RATES	The Rateable Value is £38,500. Transitional adjustments may apply.
EPC	D (86) – To be reassessed following refurbishment works.
VAT	We understand that VAT is applicable.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.



Misrepresentation Act 1967
Every care has been taken in the presentation of these particulars, however, any intending purchaser or tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. Images marked CGI have been digitally altered to illustrate the unit following the proposed refurbishment works and are indicative only. October 2026.

Anti Money Laundering Legislation
In accordance with Anti Money Laundering Legislation, parties will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

Sam White
s.white@vokins.co.uk
020 8400 8889

www.vokins.co.uk
020 8400 9000