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TO LET

INDUSTRIAL AND WAREHOUSE – 5,561 SQ FT (516.62 SQ M)

Unit D, Roebuck Road, Chessington, Surrey, KT9 1EU

Rent | £60,000 Per Annum Exclusive

Industrial/Warehouse

05 August 2026

DESCRIPTION
A self-contained industrial / warehouse building of brick construction with steel truss roof, which has been recovered in modern insulated panels. The unit provides good, clear, open space with ancillary office accommodation at first floor.

LOCATION
The property is located on the Chessington Industrial Estate, 4 miles south of Kingston, just off the A3, 1.3 miles, at Tolworth which provides fast access to the M25 (J10) 10 miles and Central London, 15 miles. The property is situated in a prominent position, fronting Roebuck Road.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	5,016	465.99
First Floor	545	50.63
TOTAL	**5,561**	**516.62**

AMENITIES
- Gas warm air heating
- Strip Lighting
- Modern insulated roof and roof lights
- 2.7m to underside of truss
- 4.9m to ridge

RENT
£60,000 per annum exclusive.

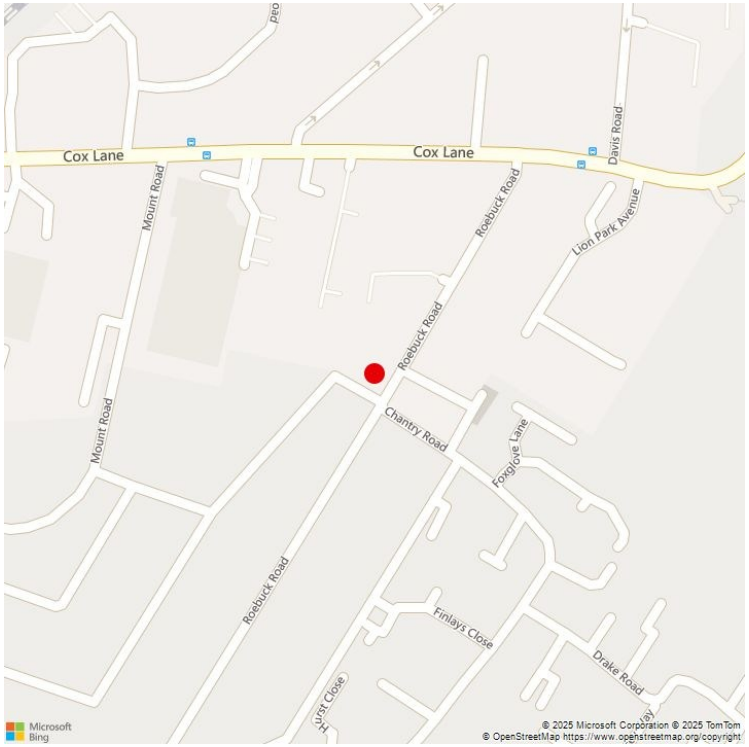
TENURE
The property is available to let on a new FRI Lease available direct from the Landlord.

RATES
Rateable Value £55,500 (April 2026).

VAT
VAT will be charged on the quoting terms.

LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC
The property has an EPC rating of E.











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