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TO LET

INDUSTRIAL AND WAREHOUSE – 5,846 SQ FT (543.14 SQ M)

Unit A, 119 Roebuck Road, Chessington, Surrey, KT9 1EU

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, clear, open space with ancillary accommodation at first floor and lower ground. There is a forecourt area for loading and parking.

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	4,129	383.64
First Floor	620	57.60
Lower Ground	1097	101.90
TOTAL	**5,846**	**543.14**

AMENITIES
- Strip Lighting
- Modern insulated roof and roof lights
- 3 m to underside of truss
- 5.7m to ridge
- Loading / parking area

RENT
£62,500 per annum exclusive.

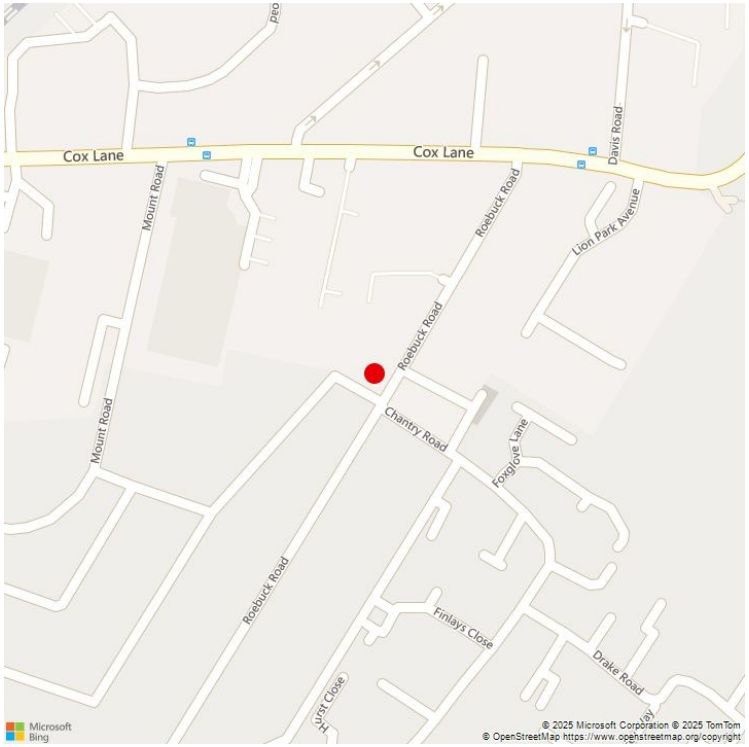
TENURE
The property is available to let on a new FRI Lease available direct from the Landlord.

RATES
Rateable Value £55,000 (April 2026).

VAT
VAT will be charged on the quoting terms.

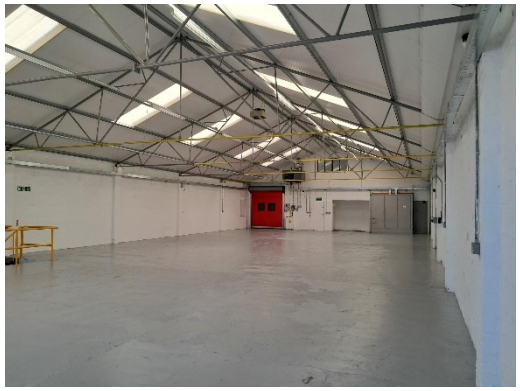
LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC
The property has an EPC rating of E.









VIEWINGS – 020 8662 2700

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