



SHW

**MAKING
PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 14,500 SQ FT (1,347.05 SQ M)

Units 7 & 8, King Georges Trading Estate, Davis Road, Chessington, Surrey, KT9 1TT

DESCRIPTION

The unit is an end of terrace, interconnected industrial / warehouse of steel portal frame construction with two storey offices fronting the Davis Road elevation. The unit will shortly benefit from being comprehensively refurbished.

The warehouse benefits from a minimum eaves height of 5.6m, 6.72m to the ridge and is access via two concertina doors from the generous parking / yard area to the front of the unit. In addition, there are ground and first floor office and WC facilities

LOCATION

King George's Trading Estate is located on Davis Road within the main Chessington Industrial area. Nearby Jubilee Way joins the A240 which in turn links to the A3 to the north and the A24 to the south. Central London is approx. 10 miles distant and M25 (J9/10) approx. 5 miles. Tolworth Railway Station is within walking distance providing regular direct services to London Waterloo. Both Heathrow and Gatwick Airports are in close proximity being 11 miles and 21 miles respectively from the unit.

Existing occupiers on the estate include Howdens, EWI Store and PRC Corafil.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse & Ground Floor Offices	12,865	1,195.16
First Floor Office	1,635	151.89
TOTAL	14,500	1,347.05

AMENITIES

- Undergoing refurbishment
- 5.6m min height to haunch
- 6.72m to ridge
- Concrete loading apron and on-site parking
- Good transport links to A3 and M25
- Units to benefit from double glazing, PIR LED lighting and EV charging points

RENT

On application.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RATES

To be assessed.

VAT

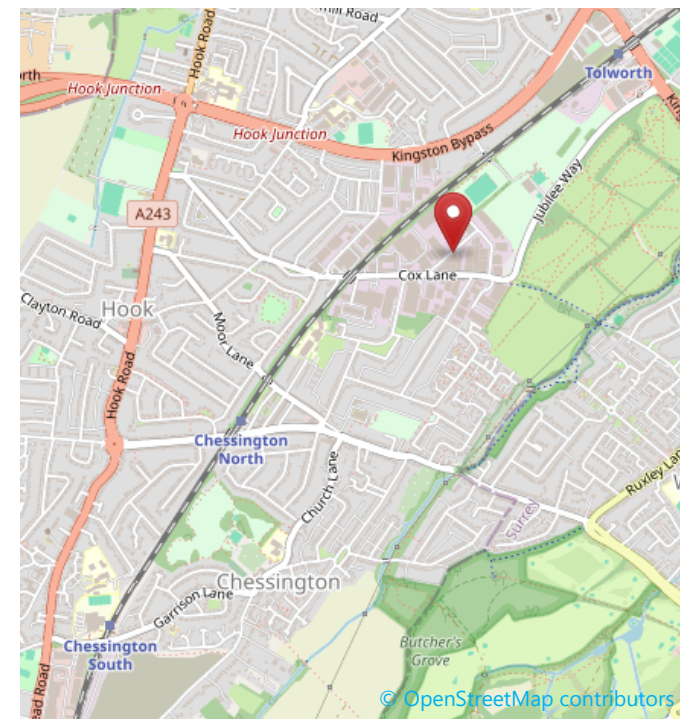
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.

**VIEWINGS – 020 8662 2700**

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