

Chertsey

Industrial Park



Ford Road, Chertsey
KT16 8HU

TO LET

Modern E, B2 & B8 Warehouse / Industrial Unit

**1,641 sq ft
(152.5 sq m)**



chertseyindustrialpark.co.uk



Gated and fenced secure estate



7 metres to underside of haunch



Mezzanine installed, with 5kN floor loading



3-phase power supply



Electric loading doors



Allocated parking



Cycle storage



Electric vehicle charging points



Secured by Design



30 kN ground floor loading



All utility services installed



10% rooflight coverage



1 loading bay per unit



High performance/low maintenance insulated cladding and roofing panels



EPC A rating



Sustainable drainage system (SUDS)



Unit 4



Computer generated image Unit 6



Availability

Unit 1
Let to ECO Glow Ltd
Unit 2
Let to H & C Holdings Ltd
Unit 3
Let to Surrey Motorcycles Ltd
Unit 5
Let to London School of Diving
Unit 6
Under offer
Unit 7
Let to Euro Pastry
Unit 8
Let to London Metal Projects Ltd

Unit 4	sq m	sq ft
Ground	101.5	1,093
Mezzanine	51.0	549
Total	152.5	1,641



Terms

The properties are offered to let on full repairing and insuring leases for a term to be agreed.
Rent on application.

Location

Chertsey Industrial Park is located on Fordwater Trading Estate, which is outside of the new Low Emission Zone (LEZ).

M25 Junction 11 is approximately 2 miles from the Industrial Park and provides access to the motorway network.

Access to the estate will be further enhanced from upgrades to the A320/M25 Junction 11

(St Peter's roundabout) area which are scheduled to finish in winter 2026.

Chertsey rail station is a 1 mile drive.

Chertsey Town Centre is within approximately 0.75 miles and offers a range of local and financial amenities including Sainsbury's, Costa, Pizza Express and Travelodge.

Travel distances / times

Road	miles
Chertsey rail station	1
M25 (J11)	1
M3 (J2)	4
A3	9
Heathrow Airport T5	10
London	25
Gatwick Airport	33

Rail	mins
Staines	22
Guildford	50
London Waterloo	53
Reading	62

Travel times from Chertsey rail station

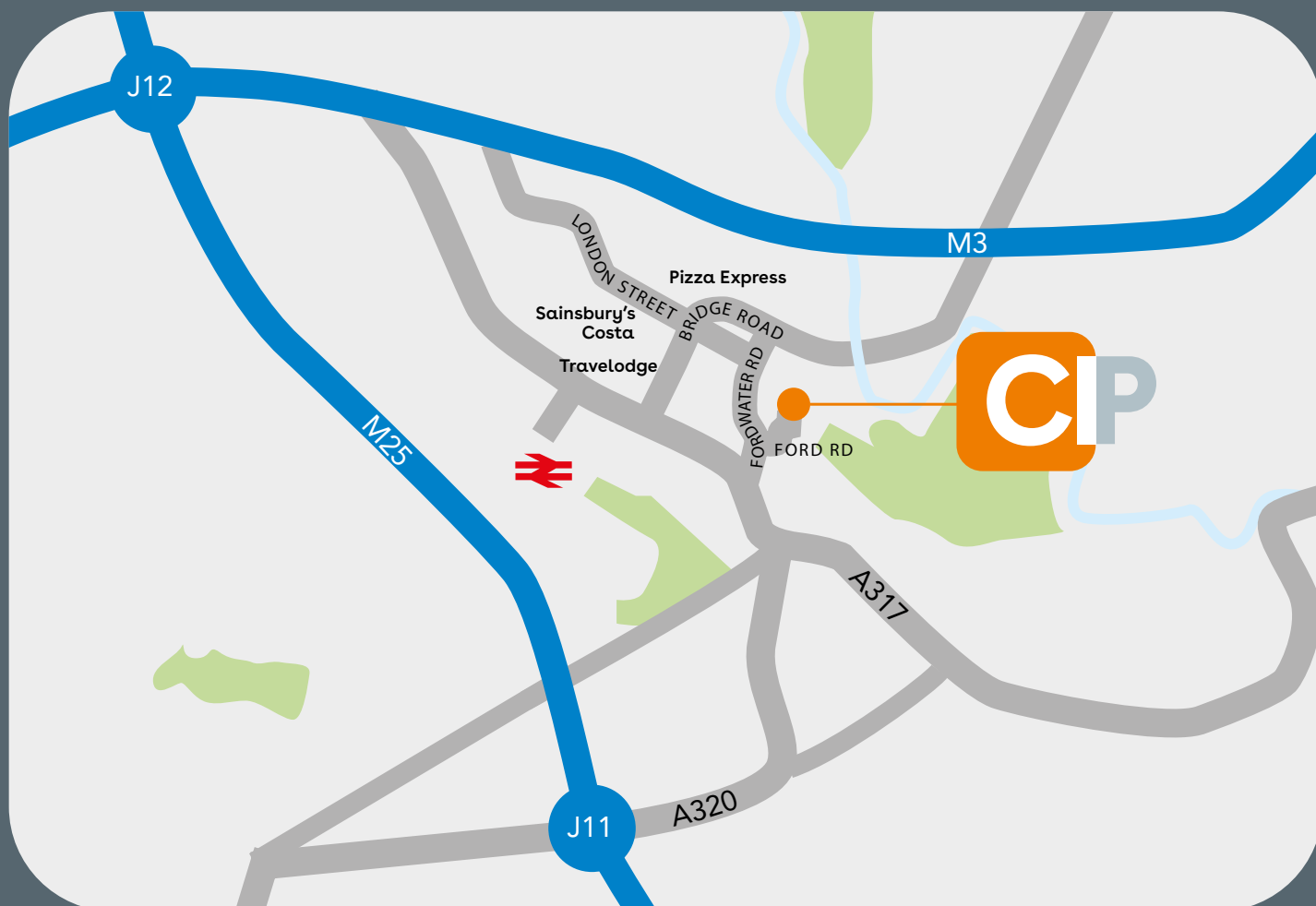
Sources:
Google maps thetrainline.com



Chertsey Industrial Park



Ford Road, Chertsey KT16 8HG



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