

MODERN FITTED OFFICE/BUSINESS UNIT WITH EXCELLENT ON SITE PARKING
2,950 SQ FT (274 SQ. M) GIA APPROX

TO LET



GROUND FLOOR, UNIT 40 BARWELL BUSINESS PARK, LEATHERHEAD
ROAD, CHESSINGTON, KT9 2NY



LOCATION

Barwell Business Park is strategically located on the A243 Leatherhead Road, virtually opposite Chessington World of Adventures, within only 2.8 miles of Junction 9 of the M25 and 1.6 miles of the A3 Kingston Bypass at Hook. Thus providing excellent communications to the national motorway network and central London. Chessington South Station is within a 4 minute walk offering a regular and direct service to London Waterloo, approx journey time is 38 minutes. There is an onsite Bakery/Coffee Shop on the Park and a Lidl is within a 10 minute walk.

DESCRIPTION

The property comprises the ground floor of an attractive two storey end of terrace business unit sitting immediately adjacent to the main entrance to the Park

The ground floor has been partitioned to provide a combination of well presented and fully fitted open plan and cellular offices including a board room, 3 executive offices, comms room, kitchen break out area and has its own male, female and disabled WC's.

The offices are all carpeted and have suspended ceilings with recessed LED lighting and comfort cooling/heating cassettes. There is a roller shutter loading door into the floor although this has been covered over internally but could be easily reinstated if required for delivery access.

AMENITIES

- ◆ Comfort Cooling/Heating Cassettes
- ◆ Suspended Ceiling
- ◆ Recessed LED lighting
- ◆ Fully carpeted
- ◆ Doubled glazed windows
- ◆ Metal Venetian Blinds
- ◆ UPVC 3 compartment perimeter trunking
- ◆ Kitchen/breakout area
- ◆ Male, Female & Disabled WC's
- ◆ Comms Room
- ◆ Eaves Height Floor to underside of suspended ceiling 2.9 m
- ◆ Roller Shutter loading door (3.59 m wide by 2.99 m high)
- ◆ Good natural light
- ◆ 18 on site parking spaces

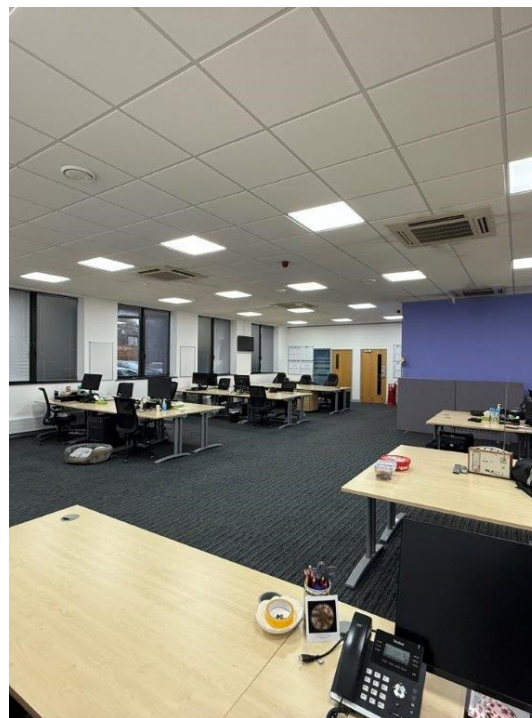
TRAVEL DISTANCES

A3 Kingston Bypass	1.6 miles
J9 of M25	2.8 miles
Heathrow Airport	11.6 miles
Central London	16 miles
Gatwick Airport	22.3 miles



ACCOMODATION

The unit comprises Gross Internal Floor Area of 2,950 sq ft (274 sq m)



TENURE

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

RENT

£58,750 per annum exclusive

VAT

We have been advised that the unit is elected for VAT.

SERVICE CHARGE

To be confirmed

RATES

The ground floor has a rateable value of **£46,250**
With rates payable of **£23,078.75** (year ending 04/2025)

EPC

D (98)

Viewing strictly by appointment through sole agents:

Cattaneo Commercial
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
020 8546 2166



Andrew Armiger
andy@cattaneo-commercial.co.uk
020 8481 4741

Tim wilkinson
tim@cattaneo-commercial.co.uk
020 8481 4745

www.cattaneo-commercial.co.uk

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.