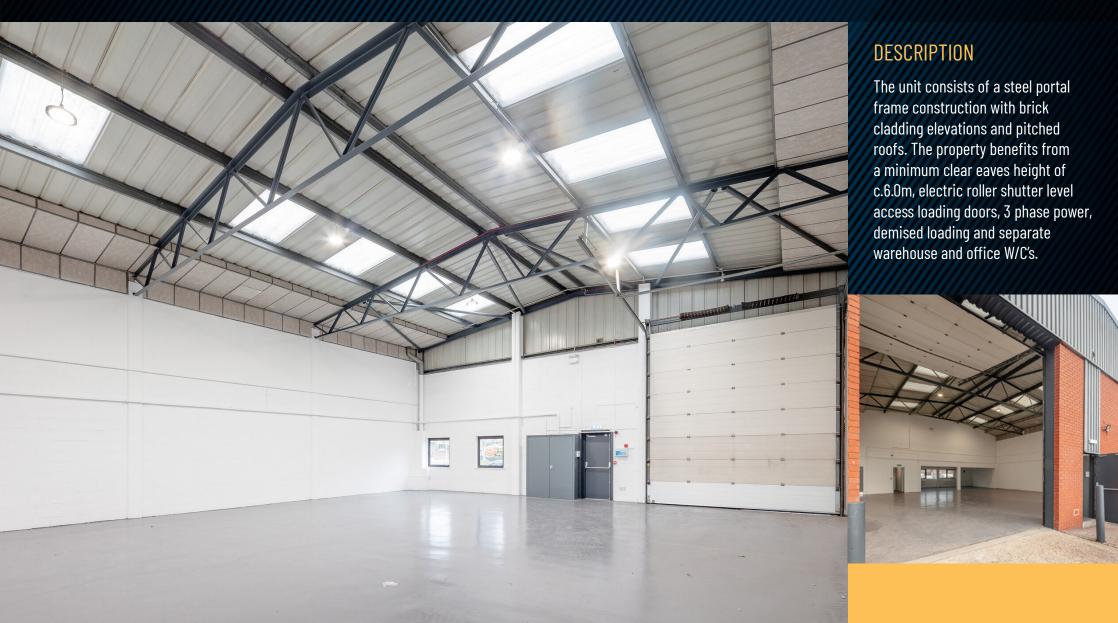
# UNIT 2 THE KINGSTON BUSINESS CENTRE

FULLERS WAY SOUTH, CHESSINGTON, KT9 1DQ



## UNIT 2 HAS RECENTLY UNDERGONE A COMPREHENSIVE REFUBISHMENT



## SPECIFICATION

- ightarrow Demised loading
- ightarrow 3 phase power
- ightarrow 8 car parking spaces
- → Mininum clear eaves height of c.6.0m
- ightarrow Electric roller shutter access
- ightarrow Separate warehouse & office W/C's







## **ACCOMMODATION**

Unit 2	sq ft	sq m
Ground floor warehouse	2,976	276
First floor office	820	76
Total	3,796	352

## UNIT2 | THE KINGSTON BUSINESS CENTRE

FULLERS WAY SOUTH, CHESSINGTON, KT9 1DQ

## LOCATION

Kingston Business Centre is located in the heart of Chessington and benefits from approximately 50m of frontage onto the Kingston-by-pass (A3). The A3 is one of the main routes into South West London.

The subject property is situated off Fullers Way with frontage to Hook Rise South, which provides direct access to the A3. Alternative access is provided via the A243 and Hunters Road.

Tolworth train station is an 18 minute walk with frequent services to London Waterloo.

Chessington is a popular and established commercial location, with nearby occupiers including Howdens, Selco, Screwfix, Buildbase and Brandon Hire.

## BY ROAD

Tolworth Station	1 mile
M25 (J9)	4.7 miles
M25 (J10)	9.3 miles
Heathrow Airport	14 miles
Central London	14 miles
Gatwick Airport	24 miles

## BY RAIL

Wimbledon	14 mins
Clapham Junction	21 mins
Waterloo	31 mins



#### **TERMS**

A new lease is available.

#### RENT

Upon application.

#### RATES

Interested parties are advised to make their own enquiries with the local authority.

#### SERVICE CHARGE

On application.

## **EPC**

Available upon application.

#### VIEWING

Strictly by appointment through the joint sole agents.

#### For further information please contact:

LEWIS &CO 020 3940 5561 LEWISCO.CO.UK Alex Lewis alex@lewisco.co.uk 07815 788 825

Sam Johnson sam@lewisco.co.uk 07563 393 940



07796 774 436
0203 369 4000 Marco Baio
COGENTRE.CO.UK

marco Baio mb@cogentre.co.uk 07752 473 964

wn@cogentre.co.uk

Will Norman

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled August 2024.