MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

INDUSTRIAL / WAREHOUSE TO LET

UNIT 8, CHANCERY GATE BUSINESS CENTRE, 214 RED LION ROAD, SURBITON, KT6 7RA

SUMMARY

- **2,743 sq ft (254.93 sq m)**
- **Modern industrial/warehouse unit**
- **Mezzanine workspace**
- **To Let**
- **Rent: £46,750 per annum exclusive**
- **Available on a new full repairing and insuring lease for a term by arrangement. The lease will exclude the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended.**

AMENITIES

- **2 Parking spaces**
- **All mains services**
- **Easy access to the A3**
- **Electrically operated loading doors**
- **First floor level for office or storage use**
- **Loading bay**
- **Minimum ground floor height 14'9" (4.5m)**
- **Three phase electricity**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

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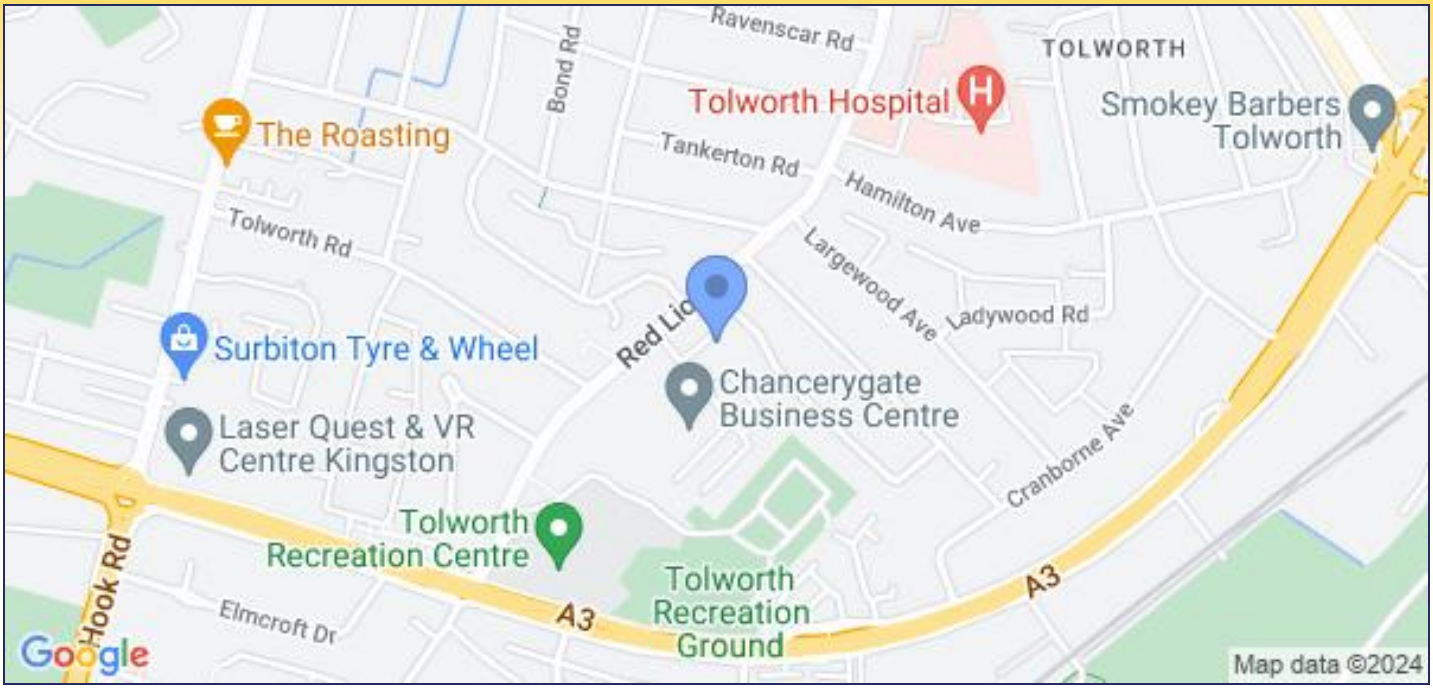

LOCATION

Chancery Gate Business Centre is situated just off the main A3 arterial route close to its intersection with the A240. Main line rail services at Tolworth and Surbiton connect to London Waterloo with a journey time of 35 minutes and 20 minutes respectively.

DESCRIPTION

An end-of-terrace warehouse/industrial unit of steel frame construction with insulated profiled steel cladding under a mono pitch roof incorporating translucent panels. There is a concrete first floor section behind which there are steps down to the free standing mezzanine floor. There is a toilet at ground floor level underneath the stairs.

ACCOMMODATION

FLOOR	SIZE
Ground floor industrial warehouse	1,375 sq ft (127.79 sq m)
First floor office	556 sq ft (51.67 sq m)
Mezzanine	812 sq ft (75.46 sq m)
Total	**2,743 sq ft (255 sq m)**

LEASE / TERM

Available on a new full repairing and insuring lease for a term by arrangement. The lease will exclude the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended.

RENT

£46,750 per annum exclusive

RATES

The property is listed on the Valuation Office < https://www.gov.uk/find-business-rates > as Warehouse and premises Rateable Value £26,500 payable at 49.9p in the £ (UBR 2023/2024). The rates payable for the year ending 31st March 2024 should be approximately £13,223.50 per annum.

VAT

VAT is applicable

EPC RATING

D-78

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson
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Property Ref: 993. Date: 2024