

# UNITS TO LET

## 2,425 - 3,277 ft<sup>2</sup>



TRADE COUNTER  
/INDUSTRIAL



CLOSE PROXIMITY  
TO THE A217



GOOD ALLOCATED  
CAR PARKING



Indicative Image



[www.ipif.com/kimpton](http://www.ipif.com/kimpton)

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNITS

# KIMPTON TRADE & BUSINESS CENTRE

MINDEN ROAD, SUTTON, SM3 9RW

# IPIF TRADE



## LOCATION

Kimpton Trade and Business Centre is situated within Kimpton Industrial Estate directly off the A217. The A217 provides direct access to Central London and the M25 (Junction 8). The estate benefits from good public access with Sutton Common train station only 0.7 miles away and numerous bus routes.

## DESCRIPTION

The properties comprise modern trade counter or warehousing units of steel portal frame construction clad with profile metal sheeting and single-storey offices. Access is gained via a single roller shutter door and a separate personnel entrance.

## SPECIFICATION

Each unit benefits from the following:

- Gated communal yard
- Single roller shutter door
- Minimum ave height 4.7 m
- Separate personnel entrance
- Ladies / gents WC facilities
- Allocated car parking



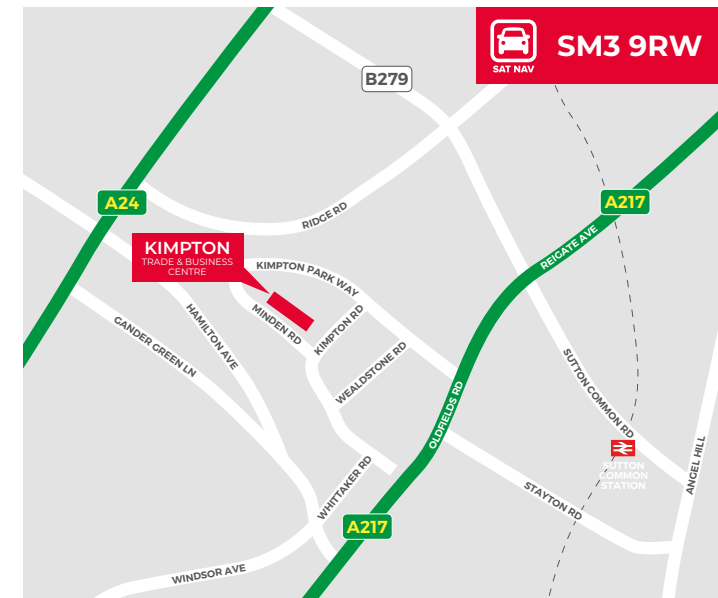
WC  
FACILITIES



SINGLE ROLLER  
SHUTTER DOOR



CAR  
PARKING



On behalf of the landlord

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## ACCOMMODATION

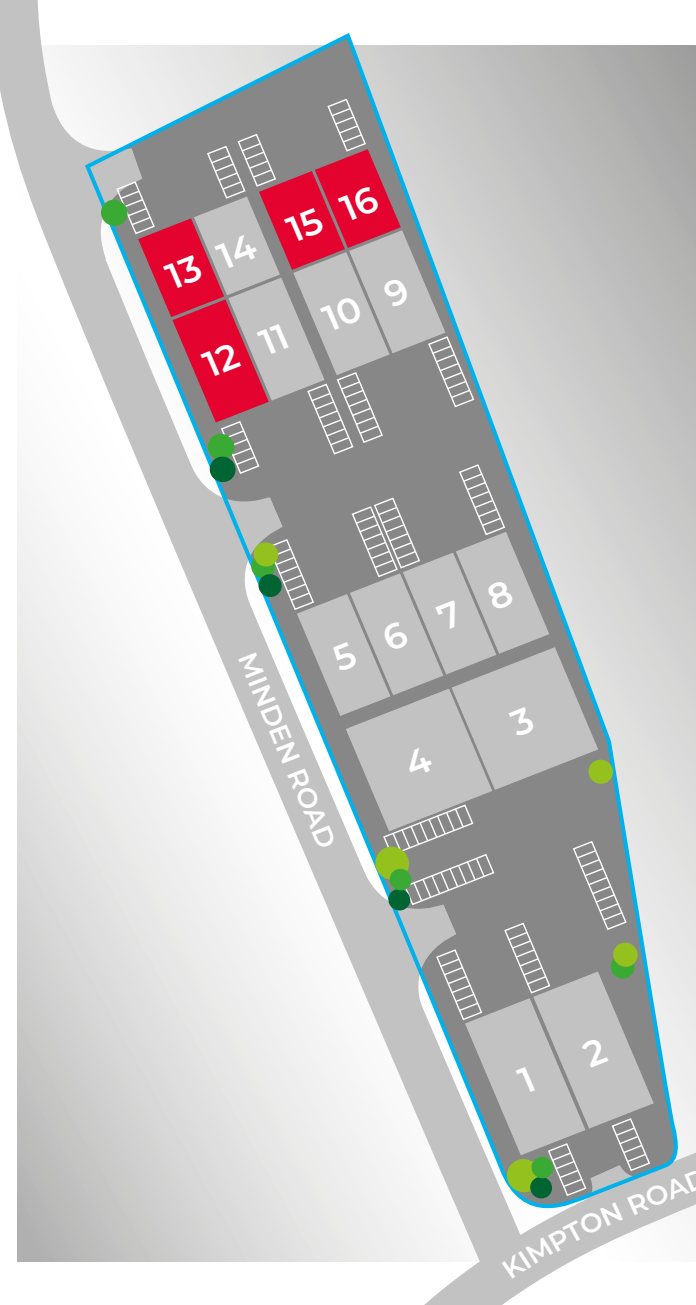
Available accommodation comprises of the following gross external areas:

UNIT 12	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	190	2,053
Ground Floor Offices	114	1,244
<b>TOTAL</b>	<b>304</b>	<b>3,277</b>

UNIT 13	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	177	1,910
First Floor Offices	48	515
<b>TOTAL</b>	<b>225</b>	<b>2,425</b>

UNIT 15	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	180	1,941
First Floor Offices	48	511
<b>TOTAL</b>	<b>228</b>	<b>2,452</b>

UNIT 16	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	204	2,194
First Floor Offices	24	256
<b>TOTAL</b>	<b>228</b>	<b>2,450</b>



UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
1	OCCUPIED	N/A	N/A
2	OCCUPIED	N/A	N/A
3	NU FLAME LTD	N/A	N/A
4	BRATTONSOUND ENGINEERING LTD	N/A	N/A
5	MEXTRADE LTD	N/A	N/A
6	CITY ELECTRICAL FACTORS LTD	N/A	N/A
7	OCCUPIED	N/A	N/A
8	ADVANCED ACCESS PLATFORMS LTD	N/A	N/A
9	SATIN IVY LAUNDRY SERVICE LTD	N/A	N/A
10	METROPOLITAN ART TRANSPORT	N/A	N/A
11	YESSS ELECTRICAL LTD	N/A	N/A
12	<b>TO LET</b>	<b>304</b>	<b>3,277</b>
13	<b>TO LET</b>	<b>225</b>	<b>2,425</b>
14	FALLSTOP TRAINING LTD	N/A	N/A
15	<b>TO LET</b>	<b>228</b>	<b>2,452</b>
16	<b>TO LET</b>	<b>228</b>	<b>2,450</b>



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## LEASE TERMS

The unit is available on a new full repairing and insuring lease.

## BUSINESS RATES

Details available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPC is available on request.



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