

# UNIT 3 CHESSINGTON PARK INDUSTRIAL ESTATE

Lion Park Avenue, Chessington **KT9 1ST**

**TO LET**



**5,651 SQ FT**  
(525 SQ M)

Industrial Warehouse Available  
To Be Refurbished

**Lambert  
Smith  
Hampton**

# Unit 3 Chessington Park Industrial Estate, Chessington KT9 1ST

## Description

Unit 3 Chessington Park is a modern mid-terrace industrial unit with a 6.7m eaves height, LED lighting, three-phase power and an electric roller shutter door. The ground and first-floor offices provide carpeted, air-conditioned space with suspended ceilings and LED lighting. The unit includes seven parking spaces and an EV charging point and is due to be refurbished in line with the specification achieved at Unit 10.

ACCOMMODATION	Sq Ft	Sq M
<b>TOTAL (GIA)</b>	<b>5,651</b>	<b>525</b>

## Specification

- To Be Refurbished
- 6.7 Metre Eaves
- Electric Roller Door
- Ground and First Floor Offices
- WC Facilities

## Location

Chessington Park Industrial Estate is in an affluent area of SW London, just ¼ mile from the A3, providing fast access to Central London and the M25. The estate sits 1 mile south of Tolworth Roundabout (A3/A240) and is close to Epsom (2 miles) and Wimbledon (5.5 miles). Tolworth Station is 1 mile away with regular services to London Waterloo.

## EPC

EPC Rating: D (78)

## Rent

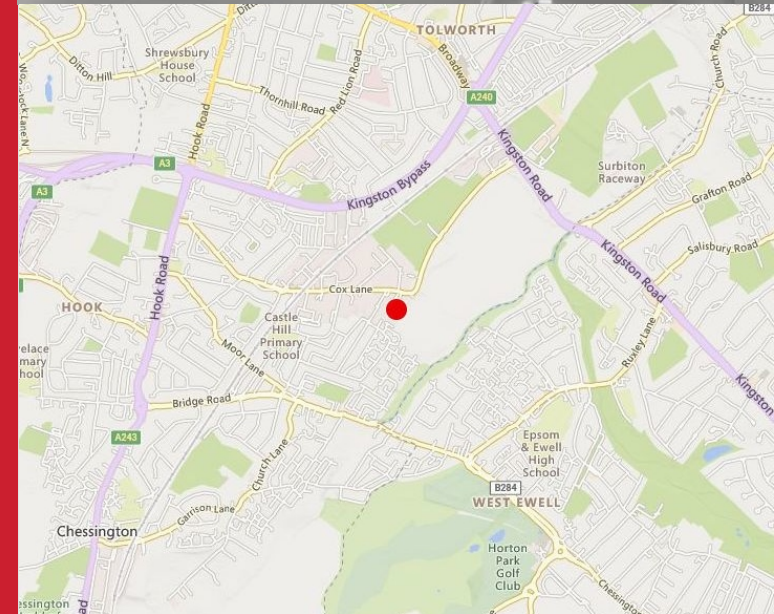
On Application

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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## Viewings

By prior appointment only.

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