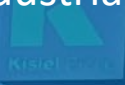
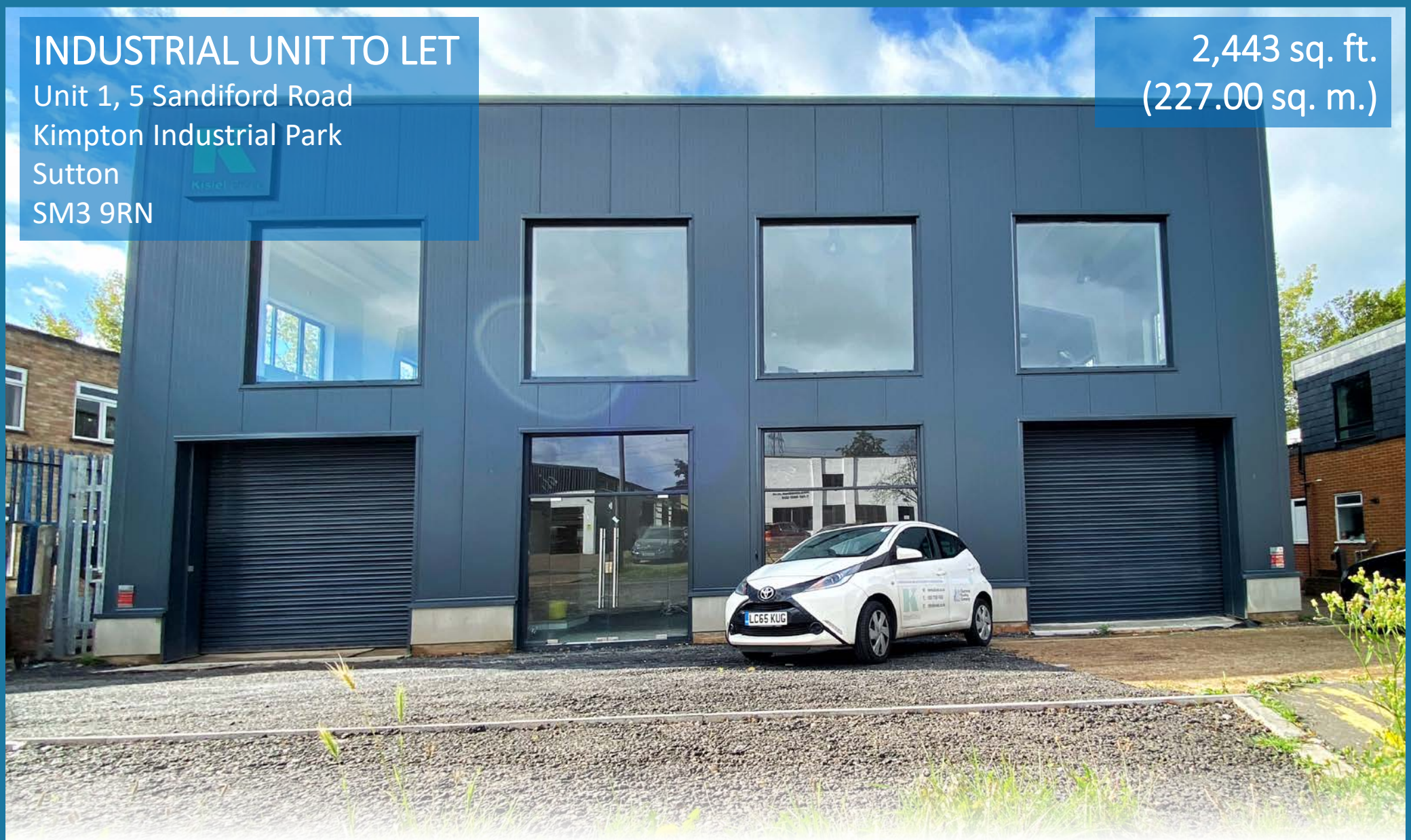


INDUSTRIAL UNIT TO LET

Unit 1, 5 Sandiford Road
Kimpton Industrial Park
Sutton
SM3 9RN

2,443 sq. ft.
(227.00 sq. m.)



 andrew scott
robertson
commercial

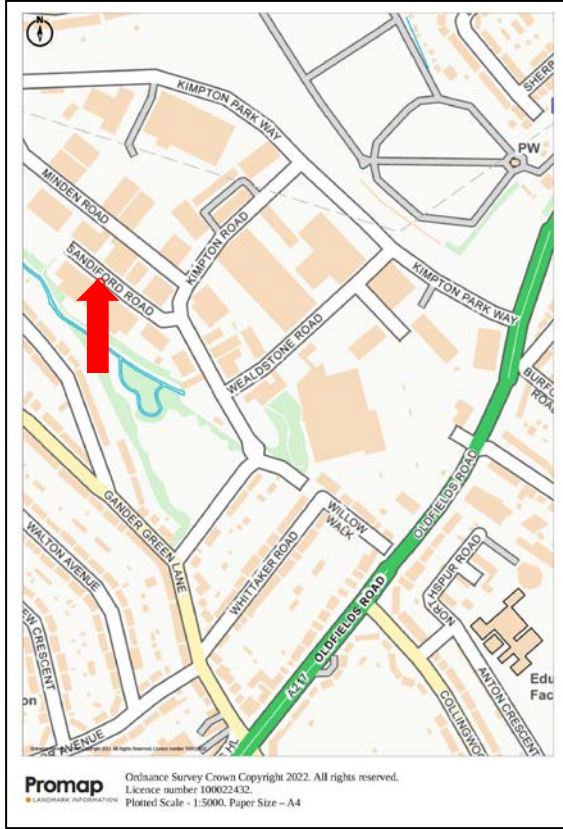
Refurbished unit (With high quality offices available)



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

The property is located on the Kimpton Industrial Park, just off Kimpton Road, approximately mid-way between Cheam and Rosehill. The A217 is in close proximity, which provides direct access to Junction 8 of the M25 to the south and Central London to the north via the A24. Sutton Common Train station is approximately 1 mile to the east.

DESCRIPTION

The subject property comprises a refurbished ground floor industrial unit. One office suite is also available with this unit.

AMENITIES

- Popular industrial estate with good access to A217
- Refurbished unit
- Front and side roller shutters
- High quality offices with shared amenities
- Ceiling height of 3.885m
- Further offices are available. More details on request.

EPC

Band C (60)

ACCOMMODATION

Unit 1:	2,443 sq. ft. (227.00 sq. m.)
Office:	226 sq. ft. (21.00 sq. m.)
TOTAL:	2,669 sq. ft (248.00 sq. m.)

LEASE

A new lease available on terms to be agreed.



INDUSTRIAL UNIT TO LET

Unit 1, 5 Sandiford Road
Kimpton Industrial Park
Sutton
SM3 9RN

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson Commercial

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Rent: £4,950 per calendar month

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property



VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

2026 Rateable Value: £37,000.

UBR 2026/2027 - £0.432 in the £
Source: VOA website.

Interested parties should make their own enquiries with Sutton Council to confirm the rates payable.



FURTHER FIRST FLOOR OFFICES ALSO AVAILABLE

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Energy performance certificate (EPC)

Unit 5 Sandiford Road SUTTON SM3 9RN	Energy rating C	Valid until: 22 May 2032 Certificate number: 1161-8475-9308-4925-3696
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Property type	B1 Offices and Workshop businesses
Total floor area	1015 square metres

Rules on letting this property

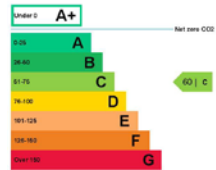
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

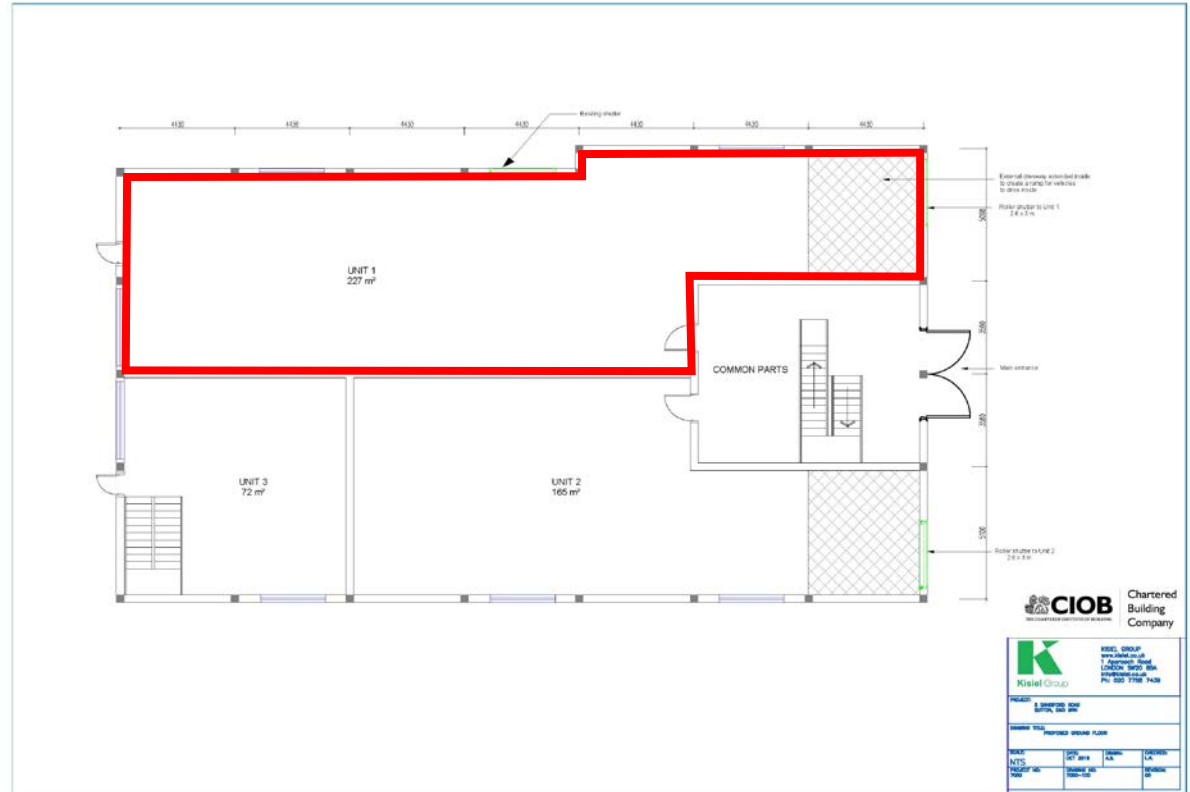
If newly built **27 | B**

If typical of the existing stock **79 | D**

Properties are given a rating from A+ (most efficient) to G (least efficient).

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 Contact: **Stewart Rolfe**
 Tel: **020 8971 4999**
 Email: commercial@as-r.co.uk

FLOOR PLAN



CIOB Chartered Building Company

K Kistiel Group

BS&L GROUP
 100, Cannon Road
 London, EC1A 3DF
 Tel: 020 7424 1000
 Fax: 020 7424 1001

PROJECT	5 SANDIFORD ROAD SUTTON, SM3 9RN		
ISSUED FOR	MARKETING - OFFERING FLOOR PLAN		
DATE	DATE	SCALE	UNIT
N/S	1/10	A3	1/1
PREP	1/10	1/10	1/1

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