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TO LET

INDUSTRIAL AND WAREHOUSE – 3,686 SQ FT (342.50 SQ M)

Unit 5, The IO Centre, Kimpton Park Way, Sutton, SM3 9BL

DESCRIPTION

The property consists of an end of terrace warehouse/industrial unit on an established industrial estate. An additional first-floor may be utilised for additional storage or converted to offices.

The unit benefits from an electric roller shutter loading door, on-site parking, good natural light, a kitchenette and a WCs. The unit will be fully vacated.

LOCATION

Kimpton industrial area is an established commercial location within the London Borough of Sutton, approximately 12 miles South West of Central London.

IO Centre is accessed via kimpton Park Way which in turn is accessed via Oldfields Road (A217). The M25 Junction 8 is within 9.5 miles away, whilst the A3 is approximately 5.5 miles to the West.

The local train station, Sutton Common Rail Station provides train services to London Bridge in 50 minutes.

ACCOMMODATION

Ground Floor Warehouse	2,809	261.00
First Floor Storage	877	81.50
TOTAL	3,686	342.50

Approximate gross internal areas.

AMENITIES

- Eaves height of 7.06m and an apex of 7.73m
- WCs
- Kitchenette
- On-site car parking spaces
- Three phase power supply

RENT

£82,500 per annum exclusive.

RATES

Rateable value - £42,500 (2023).

VAT

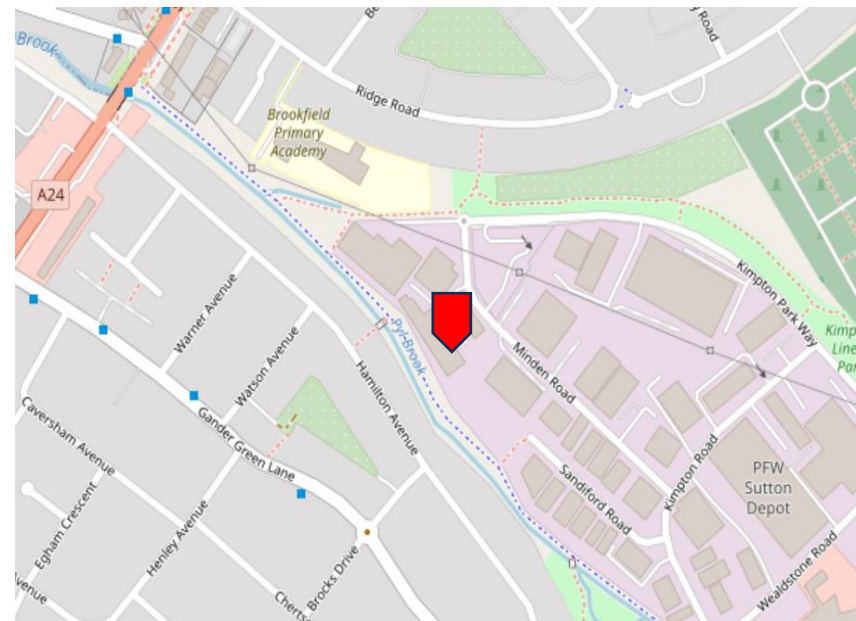
VAT will be chargeable on the terms quoted.

LEGAL COSTS

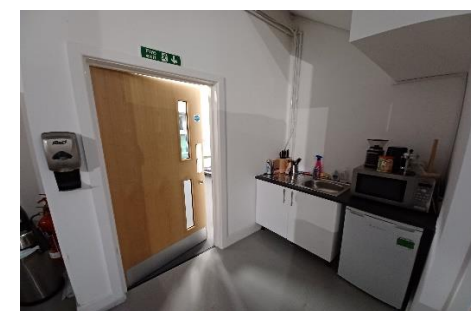
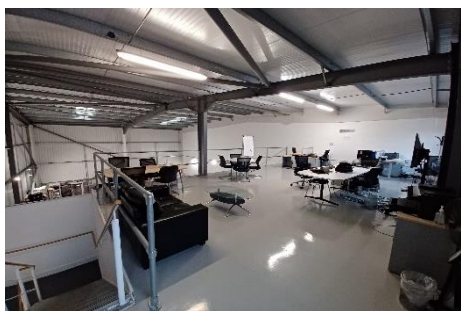
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



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