

New Build Last Mile Delivery / Trade / Industrial / Warehouse Units To Let



HORTUS

SW20

DELIVERY Q3 2026



HORTUS

SW20



A298

A3

next

Topps Tiles

Pets at Home

BUSHEY ROAD

MALDEN WAY

SIX NEW UNITS TO LET

9,710 - 25,900 ft²

YOUR FUTURE STARTS AT HORTUS



UNIT 1	FT ²	M ²
Ground Floor	14,910	1,385
First Floor Offices	2,345	218
TOTAL*	17,255	1,630
Clear Internal Height		10m
Power		166 kVA
Level Access Loading Doors		2
Car Parking		15

UNIT 2	FT ²	M ²
Ground Floor	11,525	1,071
First Floor Offices	1,905	177
TOTAL*	13,430	1,248
Clear Internal Height		10m
Power		133 kVA
Level Access Loading Doors		2
Car Parking		12

UNIT 3	FT ²	M ²
Ground Floor	23,855	2,126
First Floor Offices	2,045	190
TOTAL*	25,900	2,406
Clear Internal Height		12.5m
Power		252 kVA
Level Access Loading Doors		3
Car Parking		23

UNIT 4	FT ²	M ²
Ground Floor	14,951	1,389
First Floor Offices	2,271	211
TOTAL*	17,222	1,600
Clear Internal Height		8m
Power		158 kVA
Level Access Loading Doors		2
Car Parking		14

UNIT 5	FT ²	M ²
Ground Floor	9,395	873
First Floor Offices	1,495	139
TOTAL*	10,890	1,012
Clear Internal Height		8m
Power		118 kVA
Level Access Loading Doors		1
Car Parking		9

UNIT 6	FT ²	M ²
Ground Floor	8,560	795
First Floor Offices	1,150	107
TOTAL*	9,710	902
Clear Internal Height		8m
Power		109 kVA
Level Access Loading Doors		1
Car Parking		8

* Approximate GEA

SUSTAINABILITY AT THE HEART OF HORTUS



TARGET EPC
RATING A



TARGET BREEAM
RATING EXCELLENT



WATER-SAVING
TECHNOLOGY



SUSTAINABLY SOURCED
CONSTRUCTION MATERIALS



20% EV
CHARGING POINTS



PHOTOVOLTAIC (PV)
ROOF PANELS



CYCLE
PARKING SPACES



LED
LIGHTING

WELL-ESTABLISHED LOCATION





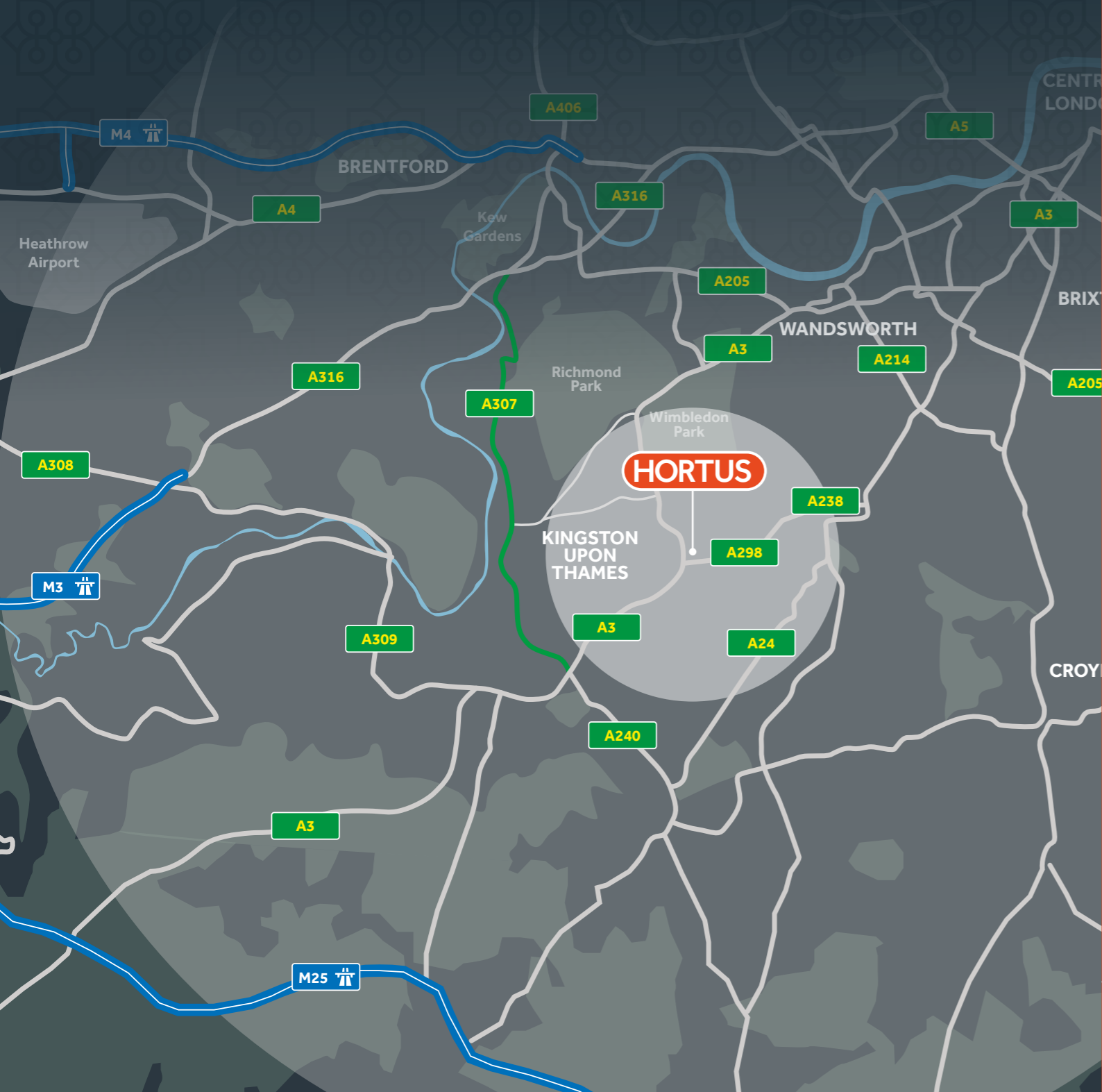
- 1 Next
- 2 Pets At Home
- 3 Topps Tiles
- 4 Goals Wimbledon
- 5 World of Golf - London
- 6 Tesco Extra
- 7 Korea Foods
- 8 Big Yellow Self Storage
- 9 Halfords
- 10 Champion Timber
- 11 Krispy Kreme
- 12 Enterprise Car & Van Hire
- 13 B & Q
- 14 Benson For Beds
- 15 Wren Kitchens
- 16 Esso Petrol Station
- 17 Carpetright
- 18 DFS
- 19 Currys
- 20 Beverley Park
- 21 Malden Golf Club
- 22 Raynes Park Sports Ground
- 23 Rainbow Industrial Park
- 24 New Residential Development
- 25 Sterling Place Development (456 New Homes)

PRIME SPOT PROVEN POTENTIAL

SAT NAV SW20 0JW

 glow.fetch.areas

	Distance	Population
	2 miles	152,232
	10 miles	4,480,628



Location	Miles	Mins
A3	0.2 miles	<1 min (walking)
M25 (J9)	9 miles	20 mins
M25 (J10)	12 miles	19 mins
M4 (J1)	8 miles	55 mins
M3 (J1)	10 miles	32 mins
Central London	11 miles	1hr
Heathrow Airport	13 miles	50 mins
Raynes Park Station	0.7 miles	16 mins (walking)

All distances and times are approximates and have been sourced from Google Maps.



HORTUS

SW20

[HORTUS-SW20.CO.UK](https://hortus-sw20.co.uk)



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A JOINT DEVELOPMENT BY



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