

# UNITS TO LET

## 2,492 - 3,299 ft<sup>2</sup>



TRADE COUNTER  
/INDUSTRIAL



CLOSE PROXIMITY  
TO THE A217



GOOD ALLOCATED  
CAR PARKING



UNIT 12



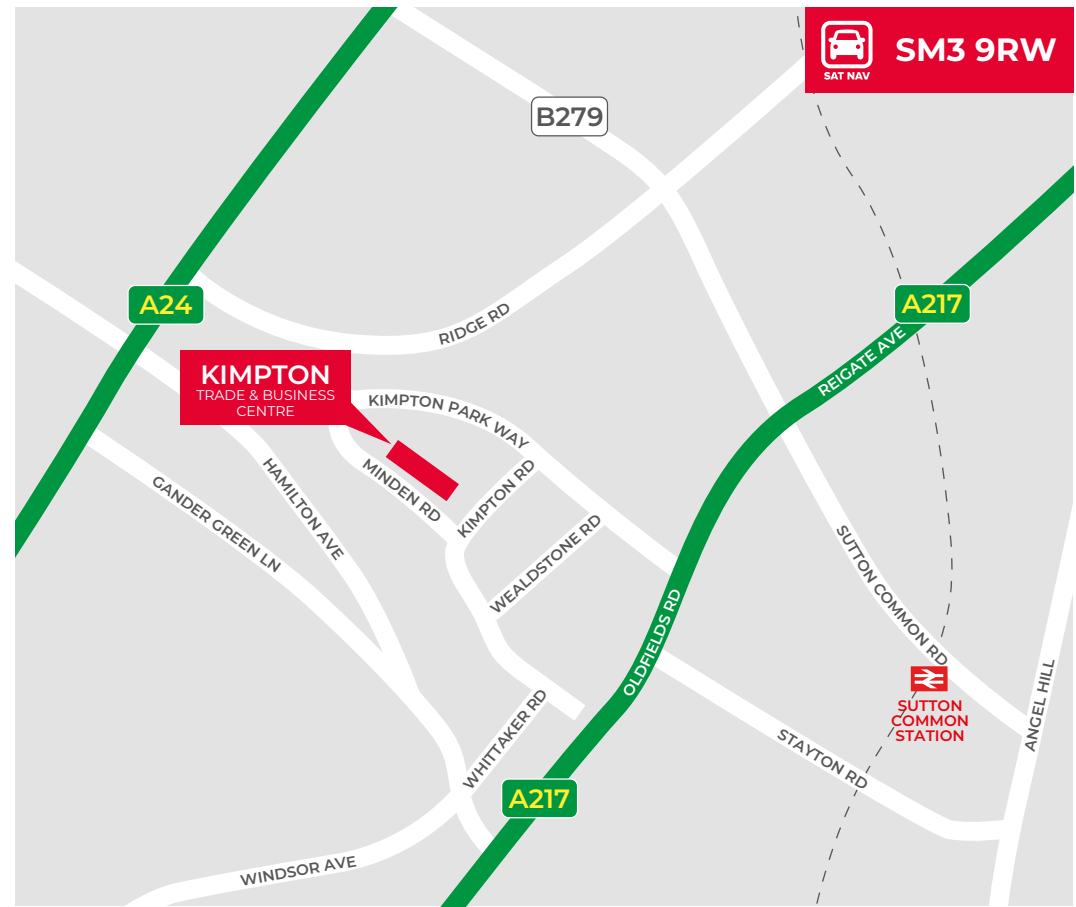
[www.ipif.com/kimpton](http://www.ipif.com/kimpton)

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNITS

# KIMPTON TRADE & BUSINESS CENTRE

MINDEN ROAD, SUTTON, SM3 9RW





## 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 eaves height 4.7 m
- Separate personnel entrance
- Ladies / gents WC facilities
- Allocated car parking



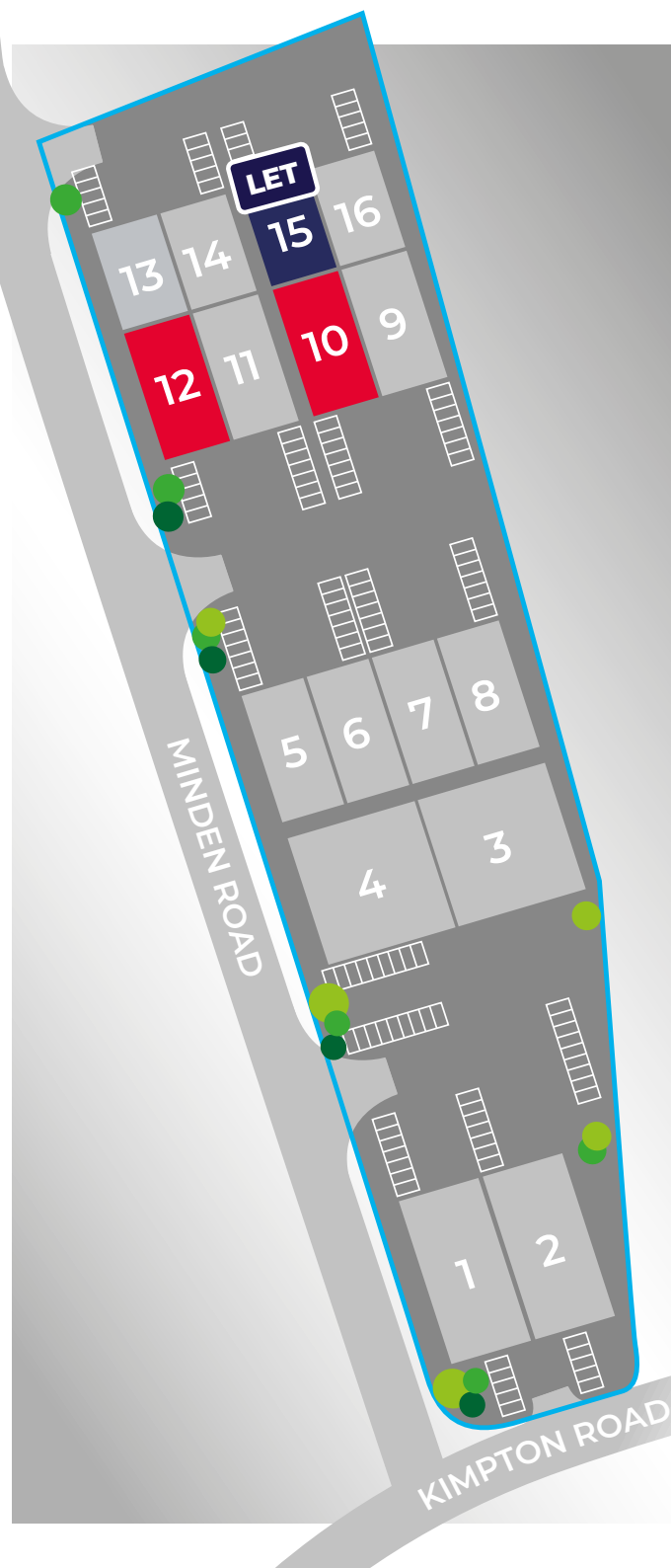
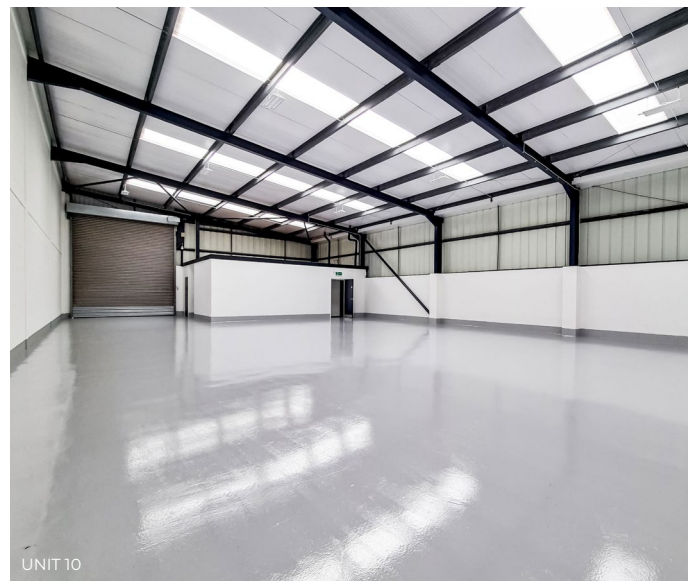
## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 10	M <sup>2</sup>	FT <sup>2</sup>
GF Warehouse & Office	305	3,283
<b>TOTAL</b>	<b>305</b>	<b>3,283</b>

UNIT 12	M <sup>2</sup>	FT <sup>2</sup>
GF Warehouse & Office	306	3,299
<b>TOTAL</b>	<b>306</b>	<b>3,299</b>

UNIT 15	M <sup>2</sup>	FT <sup>2</sup>
GF Warehouse & Office	232	2,492
<b>TOTAL</b>	<b>232</b>	<b>2,492</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	<b>TO LET</b>	<b>305</b>	<b>3,283</b>
11	YESSS ELECTRICAL LTD	N/A	N/A
12	<b>TO LET</b>	<b>306</b>	<b>3,299</b>
13	CITY 1ST TYRES LTD	N/A	N/A
14	FALLSTOP TRAINING LTD	N/A	N/A
15	<b>LET</b>	<b>232</b>	<b>2,492</b>
16	WATERLOO GRAPHICS LTD	N/A	N/A



## 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.



On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Rachel Sharman**  
rachel.sharman@ipif.co.uk

**CENTRO**  
020 8401 1000  
www.centro.plc.uk

**Morgan Pérez**  
morganperez@centro.plc.uk

**Paul Harwood**  
paulharwood@centro.plc.uk