

# To Be Refurbished

Michael Rogers



# TO LET

Prominent Warehouse / Industrial Unit

Unit 10, Silverglade Business Park, Chessington, Surrey KT9 2QL



# Description

The Business Park offers high office content accommodation within a well landscaped estate. This semi detached unit is of brick construction under a shallow pitched roof. The ground floor warehouse with a roller shutter door to the rear of the unit is accessed from a self-contained loading yard. The offices are separately entered from the front reception with dedicated adjacent car parking. Currently the first floor offices have been substantially extended across the ground floor workshops and storage areas. These mezzanine offices may be removed if required.

The unit is due to be fully refurbished.

- ❖ Fully fitted offices at first floor
- ❖ 27 Parking spaces
- ❖ Separate rear loading yard
- ❖ Three phase electricity
- ❖ 5.5m Clear internal height
- ❖ Male and female WCs
- ❖ Fitted kitchenette
- ❖ 4.8m high roller shutter loading door

# Location

Silverglade Business Park, is situated on the A243 Leatherhead Road approximately 1.8 mile to the north of the Leatherhead junction (jct 9) of the M25. This junction is roughly equidistant between Gatwick and Heathrow airports and provides excellent access to the national motorway network.

The A3 one of the main arterial routes to central London can be accessed at the Hook interchange just 1.7 miles to the North.

Chessington South Station is 1.4 miles from the property, provides regular National Rail services to Central London (London Waterloo - 36 minutes), Wimbledon and Clapham Junction.

# Accommodation

	Sq Ft	Sq M
Ground Floor	6,190	575.1
First Floor	2,092	194.4
<b>TOTAL</b>	<b>8,282</b>	<b>769.5</b>
Optional Mezzanine Office	<b>3,128</b>	<b>290.6</b>

Approximate gross internal area.

# Rates

Rateable Value: £79,000 (2017).

# Terms

Available to let on a new lease for a term to be agreed.  
Rent on application.

# Legal Costs

Each party to be responsible for their own legal costs.

# EPC

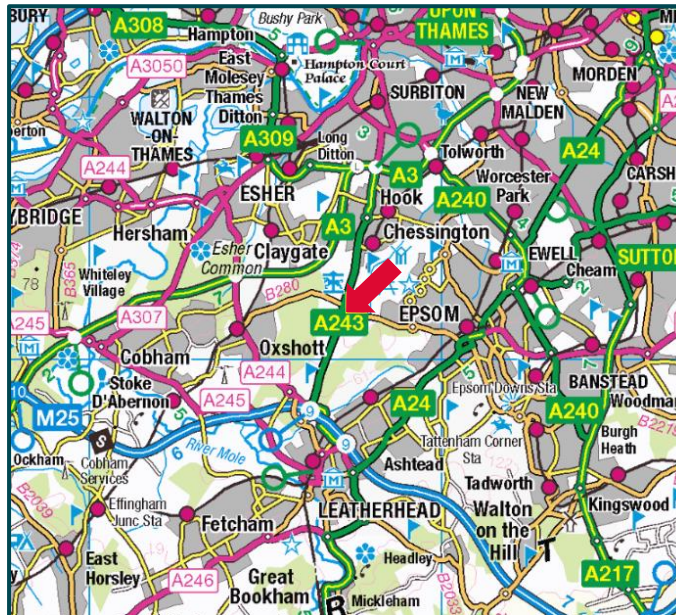
D-84.



Loading Bay



First Floor Offices



# Contact

For further information, or to arrange a viewing, please contact the joint agents.



## GUS HASLAM

020 7861 5299  
078 8559 6877  
[gus.haslam@knightfrank.com](mailto:gus.haslam@knightfrank.com)

## ELLIOT EVANS

020 3995 0760  
07870 802 628  
[elliott.evans@knightfrank.com](mailto:elliott.evans@knightfrank.com)

Michael  
Rogers

01737 230 700  
[michaelrogers.co.uk](http://michaelrogers.co.uk)

## ROGER DUKE

01737 230735  
07710 993215  
[roger.duke@michaelrogers.co.uk](mailto:roger.duke@michaelrogers.co.uk)



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ