

TO LET

UNITS

3&4

SILVERGLADE BUSINESS PARK
LEATHERHEAD KT9 2QL



INDUSTRIAL/WAREHOUSE UNITS **5,090-11,312 sq.ft.**





Description

Description - The units on the Silverglade Business Park provide modern accommodation with separately accessed office space with good car parking and self-contained loading yards to the rear of the premises. The units which could be combined to provide larger accommodation are located within a well landscaped Business Park.

Accommodation

Floor areas (gross internal)

Unit 3	sq. m.	sq. ft.
Ground Warehouse	440.92	4,746
First Floor Office	137.12	1,476
Total	578.04	6,222

Unit 4	sq. m.	sq. ft.
Ground Warehouse	238.38	2,566
Ground Office	116.01	1,249
First Floor Office	118.42	1,275
Total	472.81	5,090

LET

Amenities

- Up and over loading door
- Three phase power supply
- Min 5.5 m clear height
- Kitchenette Facility
- Warehouse Lighting
- Fully Fitted Offices
- Good car parking
- Gas-fired warm air heating

Unit 3 EPC **C** 51-75

70 This is how energy efficient the building is.

Unit 4 EPC **C** 51-75

69 This is how energy efficient the building is.



Sat Nav: KT9 2OL

Location

Silverglade business Park is situated on the A243 Leatherhead Rd approximately 1 mile north of junction nine of the M25. This junction is roughly equidistant between Gatwick and Heathrow airports and provides direct access to the national motorway network. The Hook interchange (A3) is approximately 2 miles to the north of the site and is one of the main arterial routes to central London. Chessington South British rail station provides regular services to London Waterloo with a journey time of approximately 35 minutes.

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