

# **CIP** Chertsey Industrial Park

Ford Road  
Chertsey  
KT16 8HG

8 brand new B1 / B2 and B8 units – To Let  
1,485 sq ft to 18,869 sq ft (138 to 1,753 sq m)

[chertseyindustrialpark.co.uk](http://chertseyindustrialpark.co.uk)



## 8 brand new B1 / B2 and B8 units to let.

**1,485 – 18,869 sq ft**  
(138 – 1,753 sq m)

### SPECIFICATION

- Gated and fenced secure estate
- Secured by Design
- 7 metres to underside of haunch
- 30 KN ground floor loading
- Mezzanine installed, with floor loading of 5 KN
- All utility services installed
- 3-phase power supply
- 10% rooflight coverage
- High performance / low maintenance insulated cladding and roofing panels
- Sustainable drainage system (SUDS)
- Electric loading doors
- 1 loading bay per unit
- 21 car parking spaces (1:898 sq ft)
- Electric vehicle charging points
- Cycle storage

Unit 1	sq m	sq ft
Ground	116	1,249
Mezzanine	58	624
<b>Total</b>	<b>174</b>	<b>1,873</b>

Unit 5	sq m	sq ft
Ground	228	2,449
Mezzanine	114	1,227
<b>Total</b>	<b>342</b>	<b>3,676</b>

Unit 2	sq m	sq ft
Ground	209	2,250
Mezzanine	104	1,119
<b>Total</b>	<b>313</b>	<b>3,369</b>

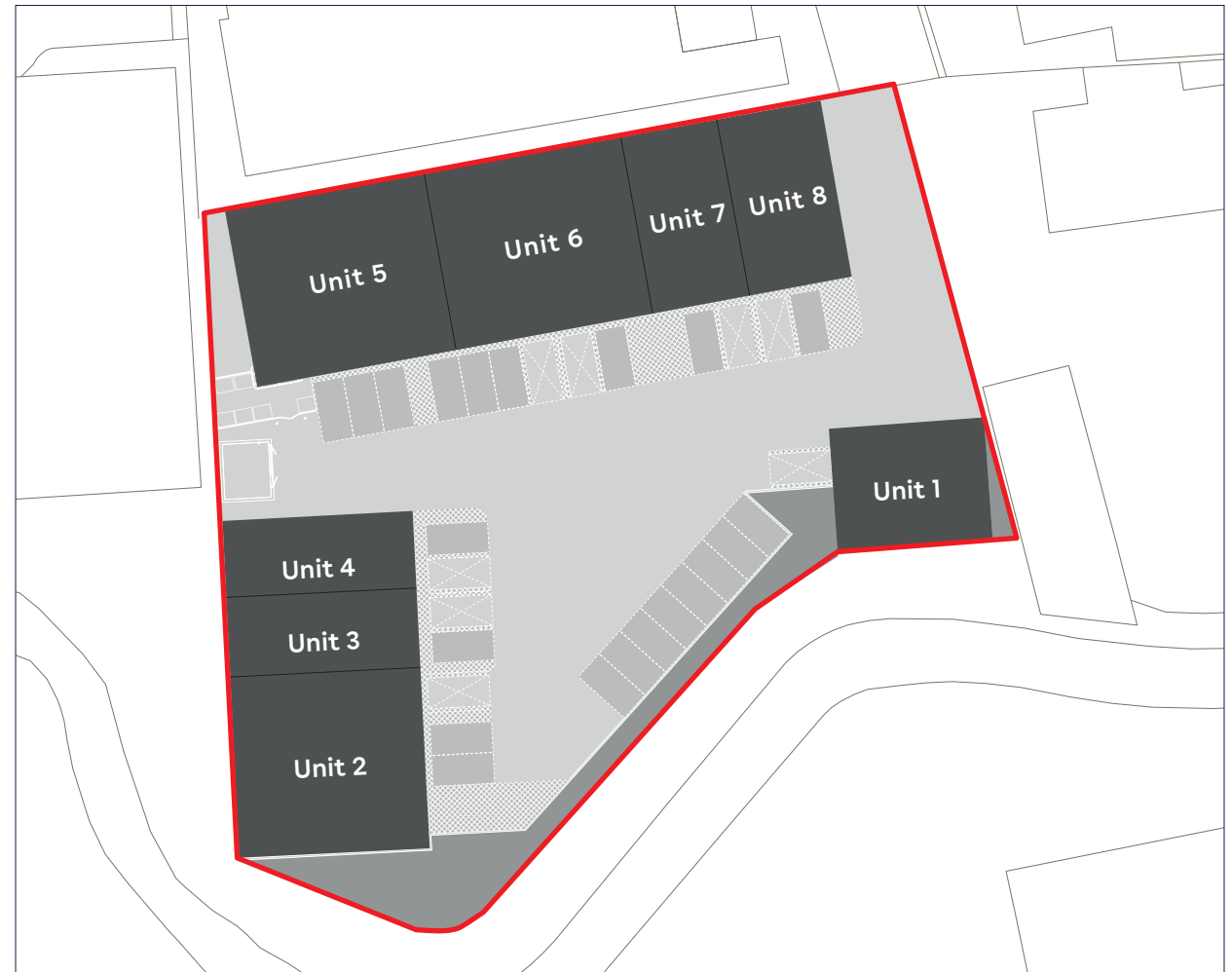
Unit 6	sq m	sq ft
Ground	210	2,260
Mezzanine	106	1,141
<b>Total</b>	<b>316</b>	<b>3,401</b>

Unit 3	sq m	sq ft
Ground	93	1,001
Mezzanine	47	501
<b>Total</b>	<b>140</b>	<b>1,502</b>

Unit 7	sq m	sq ft
Ground	108	1,163
Mezzanine	54	581
<b>Total</b>	<b>162</b>	<b>1,744</b>

Unit 4	sq m	sq ft
Ground	92	990
Mezzanine	46	495
<b>Total</b>	<b>138</b>	<b>1,485</b>

Unit 8	sq m	sq ft
Ground	113	1,216
Mezzanine	57	608
<b>Total</b>	<b>170</b>	<b>1,824</b>



### TERMS

The properties are offered to let on full repairing and insuring leases for a term to be agreed. Rent on application.



## LOCATION

Chertsey Industrial Park is located on Fordwater Trading Estate, off Ford Road in Chertsey.

M25 junction 11 is approximately 2 miles from the Park and provides access to the motorway network.

Chertsey Town Centre is within approximately  $\frac{3}{4}$  mile and offers a range of local and financial amenities including Sainsbury's, Costa, Pizza Express and Travelodge.

## TRAVEL DISTANCES / TIMES

Road	Miles
M25 (J11)	1
M3 (J2)	4
A3	9
Heathrow Airport T5	10
London	25
Gatwick Airport	33

Rail	Mins
Staines	22
Guildford	50
London Waterloo	53
Reading	62

Sources:  
 Google maps thetrainline.com



DEVELOPMENT BY



MACLAN DEVELOPMENTS

FUNDED BY

**marchmont**  
INVESTMENT MANAGEMENT

VIEWING

Strictly through sole letting agents.



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