

# Chertsey Industrial Park



Ford Road, Chertsey  
KT16 8HU

**TO LET**

**Modern B1/B2 and B8 Warehouse/Industrial Unit**

1,641 sq ft  
(152.5 sq m)



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



Gated and fenced secure estate



7 metres to underside of haunch



Mezzanine installed, with 5kN floor loading



3-phase power supply



Electric loading doors



Allocated parking



Cycle storage



Electric vehicle charging points



Secured by Design



30 kN ground floor loading



All utility services installed



10% rooflight coverage



1 loading bay per unit



High performance / low maintenance insulated cladding and roofing panels



EPC A rating



Sustainable drainage system (SUDS)



Unit 4



Computer generated image Unit 6



## Availability

|               |                                  |
|---------------|----------------------------------|
| <b>Unit 1</b> | Let to ECO Glow Ltd              |
| <b>Unit 2</b> | Let to H & C Holdings Ltd        |
| <b>Unit 3</b> | Let to Surrey Motorcycles Ltd    |
| <b>Unit 5</b> | Let to London School of Diving   |
| <b>Unit 6</b> | Under offer                      |
| <b>Unit 7</b> | Let to Euro Pastry               |
| <b>Unit 8</b> | Let to London Metal Projects Ltd |

| Unit 4       | sq m         | sq ft        |
|--------------|--------------|--------------|
| Ground       | 101.5        | 1,093        |
| Mezzanine    | 51.0         | 549          |
| <b>Total</b> | <b>152.5</b> | <b>1,641</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, which is outside of the new Low Emission Zone (LEZ).

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

Chertsey rail station is a 1 mile drive.

Chertsey Town Centre is within approximately 0.75 miles and offers a range of local and financial amenities including Sainsbury's, Costa, Pizza Express and Travelodge.



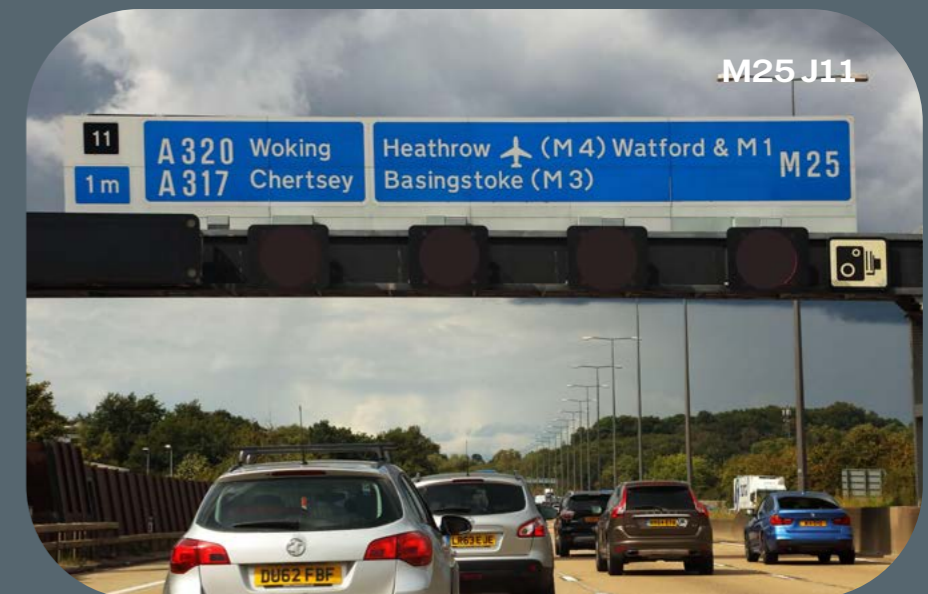
# Travel distances / times

| Road                  | miles |
|-----------------------|-------|
| Chertsey rail station | 1     |
| 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   |

Travel times from Chertsey rail station

Sources:  
Google maps thetrainline.com



# Chertsey Industrial Park



Ford Road, Chertsey KT16 8HG



## Viewing



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