

Chertsey Industrial Park



Ford Road, Chertsey
KT16 8HU

TO LET

Modern B1/B2 and B8 Warehouse/Industrial Unit

**3,396 sq ft
(316 sq m)**



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)





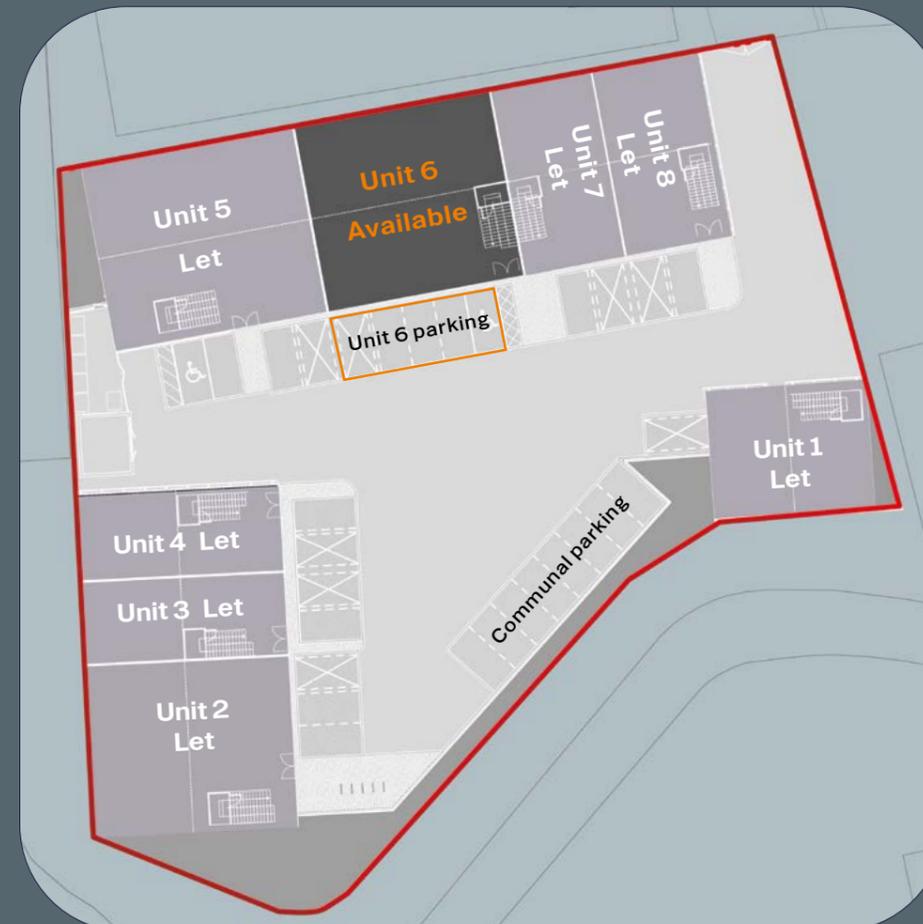
Computer generated image Unit 6



Availability

Unit 1	Let to ECO Glow Ltd
Unit 2	Let to H & C Holdings Ltd
Unit 3	Let to Surrey Motorcycles Ltd
Unit 4	Let to Experience Interactive Ltd
Unit 5	Let to London School of Diving
Unit 7	Let to Euro Pastry
Unit 8	Let to London Metal Projects Ltd

Unit 6	sq m	sq ft
Ground	210.0	2,260
Mezzanine	105.5	1,136
Total	315.5	3,396



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.



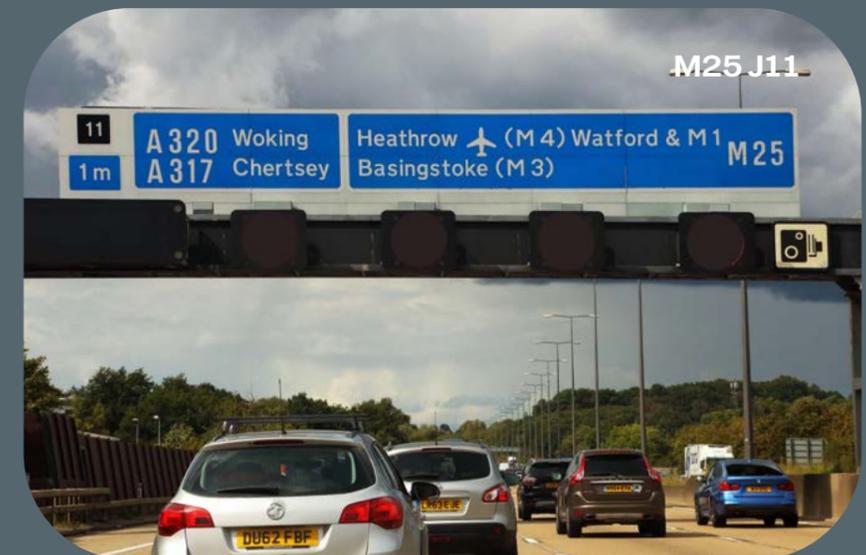
Travel distances / times

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

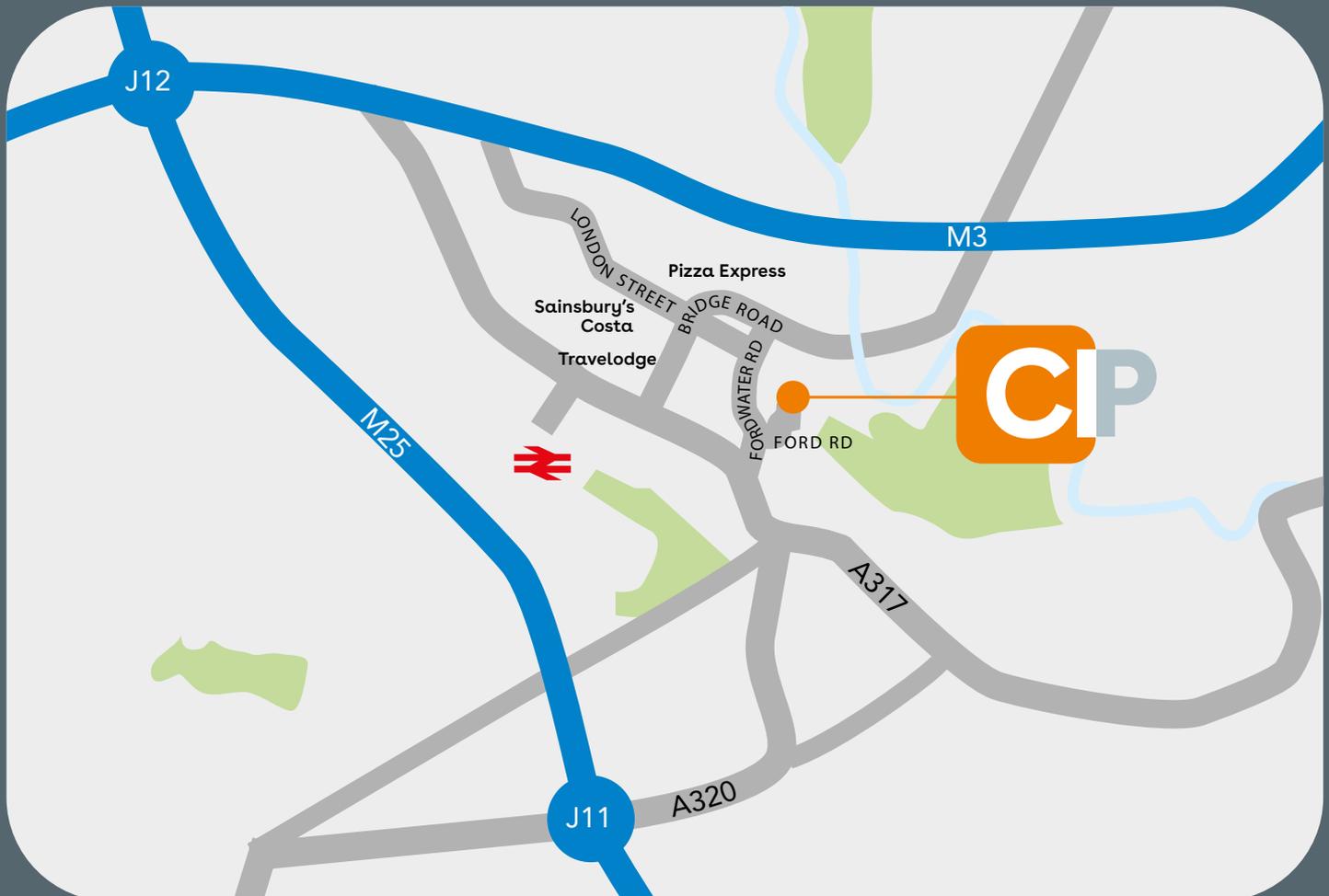
Sources:
Google maps thetrainline.com



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Viewing



020 3855 5790
logixproperty.com

Ben Rowe
ben.rowe@logixproperty.com
07841 460300

John Pocock
john.pocock@logixproperty.com
07766 072273

 **Vail
Williams**
01483 446 800
vailwilliams.com

Natalie Furtado
nfurtado@vailwilliams.com
07584 034875

Maria Hoadley
mhoadley@vailwilliams.com
07584 649059

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