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

Specification

Gated and fenced secure estate

7 metres to underside of haunch

Mezzanine installed, with 5kN floor loading

3-phase power supply

Secured by Design

30 kN ground floor loading

All utility services installed

10% rooflight coverage

Unit 6

ESG credentials

Electric loading doors

Allocated parking

Cycle storage

Electric vehicle charging points

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**

Approximate GEA areas

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

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Viewing

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