

# Unit 7, Chessington Trade Park Cox Lane, Chessington, Surrey KT9 1TW



By Order of the Mortgagee

**Nearly new semi detached Warehouse and Offices  
situated on a well planned development of eight units**

- 2,713 sq ft (252 sq m)
- 20'0" (6.1 m) eaves height
- B1(c), B2 and B8 planning consent
- High level security provisions
- £425,000 Freehold

**Edward  
Symmons**

**020 7955 8454**

[www.edwardsymmons.com](http://www.edwardsymmons.com)



**Situation**

Chessington Trade Park comprises a gated development of eight units situated on the south side of Cox Lane to form part of the Chessington Industrial Estate immediately to the north east of the town centre.

The nearby A3 (Kingston By Pass) provides access to junction 10 of the M25 Motorway which is some 4 miles to the south.

Mainline rail services at Tolworth and Chessington North connect to London Waterloo with a timetabled journey of 35 minutes.

**Description**

A semi detached warehouse unit being of a steel portal frame construction with block walls and mainly steel profile clad elevations under a pitched roof incorporating translucent panels.

The unit has an eaves height of 20'0 (6.1m) with access via an up and over steel door. The integral two storey accommodation provides two offices, kitchen and WC facilities.

The unit also has the benefit of 4 designated parking spaces.

- Canopied loading bay
- Three phase power
- Air conditioned offices
- Heating to warehouse

**Accommodation**

All gross internal floor areas are approximate

Ground Floor Warehouse	1,663 sq ft	155 sq m
Ground Floor Offices	497 sq ft	46 sq m
First Floor Offices	553 sq ft	51 sq m
<b>Total</b>	<b>2,713 sq ft</b>	<b>252 sq m</b>

**Tenure**

Freehold

**Price**

Offers are invited in the region of £425,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

**Legal Costs**

Each party shall bear its own costs.

**Viewing**

Contact: Graham Free or Ian Bell  
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March 2009

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**Misrepresentation Act 1967**

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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