

On the instructions of Stephen Skinner and Richard Haines
Joint LPA Receivers of Unit 7 Chessington Trade Park,
60 Cox Lane, Chessington, KT9 1TW



**UNIT 7 CHESSINGTON TRADE PARK, 60 COX
LANE, CHESSINGTON, KT9 1TW**

**FREEHOLD FOR SALE
SEMI DETACHED WAREHOUSE AND OFFICES**

- Situated on Chessington Trade Park
- 2,713 sq ft (252 sq m) Gross Internal Area
 - 6.1m Eaves Height
- Allocated Car Parking Spaces
- Secure Gated Development

**Edward
Symmons**

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LOCATION

Chessington Trade Park is located just off the Tolworth A3/A243 intersection and comprises a gated development of eight units situated on the south side of Cox Lane. The Trade Park forms part of the Chessington Industrial Estate.

The nearby A3 (Kingston by pass) provides access to junction 10 of the M25 Motorway, which is approximately 4 miles to the south.

Mainline rail services at Tolworth and Chessington North connect to London Waterloo within 35 minutes.

DESCRIPTION

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

Specification / Amenities

- Integral two storey accommodation providing two offices, kitchen and w.c. facilities.
- Air conditioned offices.
- 6.1m eaves height.
- Single roller shutter door.
- Allocated car parking spaces.
- Canopied loading bay.
- 3 phase power.

ACCOMMODATION

Approximate Gross Internal Floor Areas:

Ground Floor Warehouse	1,663 sq ft (155 sq m)
Ground Floor Offices	497 sq ft (46 sq m)
Second Floor Offices	553 sq ft (51 sq m)
Total	2,713 sq ft (252 sq m)

PLANNING

We anticipate that the property has a Class B1(c) light industrial, B2 general industrial and B8 storage and distribution use. Interested parties are advised to make their own enquiries to Kingston Planning Department on 0208 547 5332.



TENURE

Freehold.

RATEABLE VALUE

£33,750 as shown by the Valuation Office website (www.voa.gov.uk).

For confirmation of the exact rates payable for this property prospective purchasers should contact the local charging authority.

VAT

VAT may be applicable to this sale. We are awaiting clarification on this point.

PRICE

Offers are invited in the region of £350,000 for the benefit of the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with Edward Symmons LLP or Bridger Bell Commercial.

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