

**BRAND NEW
WORKSHOPS/STORES
TO LET
ON SIMPLE LEASE AGREEMENTS**



Units 1-10 Kings Court, Green Lane, Chessington, KT9 2DT

Type

A newly constructed detached block comprising ten self-contained units suitable for a variety of uses including, workshop and storage.

Lease

Available to rent by way of a simple annual Lease Agreement

Rent

£13,750 per annum inclusive of Business Rates, Service Charge and Water Charges

Area

Each unit comprises a Net Internal Area of 450 square feet. Facilities include: Secure Electric Shutters, Three Phase Power and allocated car parking spaces.

Planning

Workshop/Storage Uses permitted.

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

smullanev@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967. These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

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LOCATION:	The property is situated in a secluded location at the southern end of Green Lane in Chessington.. There is easy access to the M25 (10 mins) and A3 (10 mins) and Chessington South Train Station is closeby.
DESCRIPTION:	<p>A detached block of ten brand new Workshop/Storage units with each unit providing the following area/dimensions:</p> <p>Internal Width – 20’8 (6.35 metres)</p> <p>Internal Depth –21’4 (6.54 metres)</p> <p>Net Internal Area – 440 square feet (40.87 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">• Minimum eaves height of 3 metres• Full width electric steel shutter door to each unit• Three phase electricity supply connected.• Water supply connected within each unit.• Male and Female Washroom facilities.• Solid concrete and screeded flooring with good loading capacity.• Good Vehicular access to each unit• One allocated parking space per unit with additional parking available on a first come first served basis.• Secure gated development with electronic gates to the perimeter entrance and coded keypad for access
PLANNING:	Suitable for Light Industrial/Workshop and Storage uses.
LEASE:	The units are all offered on a new Simple Annual Lease Agreement each for a term of twelve months and upwards.
RENT:	£13,750 per annum (£265 per week) fully inclusive of annual Business Rates, Service Charge and Water.
FURTHER DETAILS/ VIEWINGS:	<p>Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com</p>