

# **CI** Chertsey Industrial Park

Ford Road, Chertsey KT16 8HG

**LAST  
2 UNITS**

[chertseyindustrialpark.co.uk](http://chertseyindustrialpark.co.uk)



8 brand new B1 / B2 and B8 units – To Let  
1,851 sq ft to 12,130 sq ft [171.96 to 1,127 sq m]



## 8 brand new B1 / B2 and B8 units to let.

**1,851 - 12,130 sq ft**  
(171.96 - 1,127 sq m)

### SPECIFICATION

- Gated and fenced secure estate
- Secured by Design
- 7 metres to underside of haunch
- 30 KN ground floor loading
- Mezzanine installed, with floor loading of 5 KN
- All utility services installed
- 3-phase power supply
- 10% rooflight coverage
- High performance / low maintenance insulated cladding and roofing panels
- Sustainable drainage system (SUDS)
- Electric loading doors
- 1 loading bay per unit
- 21 car parking spaces
- Electric vehicle charging points
- Cycle storage
- EPC A rating

Unit 1	sq m	sq ft
Ground	116	1,294
Mezzanine	60.6	652
<b>Total</b>	<b>176.6</b>	<b>1,901</b>

Unit 5	
Ground	Let to London School of Diving
Mezzanine	
<b>Total</b>	

Unit 2	sq m	sq ft
Ground	197.5	2,126
Mezzanine	100	1,076
<b>Total</b>	<b>297.5</b>	<b>3,202</b>

Unit 6	
Ground	Let to G&G Engineering Limited
Mezzanine	
<b>Total</b>	

Unit 3	
Ground	Let to Surrey Motorcycles Ltd
Mezzanine	
<b>Total</b>	

Unit 7	
Ground	Let to De Baere London
Mezzanine	
<b>Total</b>	

Unit 4	
Ground	Let to Flow Church
Mezzanine	
<b>Total</b>	

Unit 8	
Ground	Let to Skyline Outdoor
Mezzanine	
<b>Total</b>	

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, off Ford Road in Chertsey.

M25 junction 11 is approximately 2 miles from the Park and provides access to the motorway network.

Chertsey Town Centre is within approximately  $\frac{3}{4}$  mile and offers a range of local and financial amenities including Sainsbury's, Costa, Pizza Express and Travelodge.

## TRAVEL DISTANCES / TIMES

Road	Miles
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

Sources:  
Google maps thetrainline.com



**VIEWING**

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