To Let
Industrial/Logistics 46,369 sq ft GIA
Unit A, Europa 3, 50 Cox Lane, Chessington, Surrey, KT9 1TJ

Summary

- High Quality Warehouse/Industrial Building - To be refurbished
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 46,369 sq ft GIA
- Rent: £13.50 per sq ft exclusive
Location
The premises are located on the established Cox Lane Business area to the north east of Chessington. A number of major occupiers are located in close proximity including Alliance UniChem, New England Seafood, British Telecom, Specialized Bikes, Oliver Bonas and Selco.

The A3 is extremely close with access provided via the A240 Kingston Road at the Tolworth Tower junction. The A3 provides access to the M25 (J10) some 8 miles distant and direct access into Central London.

Specification
Europa 3 was built by Chancerygate in 2001, which includes 50 Cox Lane. The property comprises a high quality warehouse /industrial building of steel portal frame construction with integrated offices which are fully enclosed within a secure fenced and gated yard including a substantial forecourt, parking and loading area.

The warehouse area is under a twin pitched roof with columns down the middle (front to back). This area is accessed via 4 roller shutter doors (2 level and 2 docks on an internal loading platform). The warehouse benefits from 8.2m minimum height to underside of haunch, fluorescent lighting, gas heating and solid concrete floor with floor loading of 37.5 Kn/sq.m

The offices are at part ground floor and then across the entire front elevation of the property at first floor level and can be accessed at either end via a pedestrian door. To the right hand side there is a passenger lift. At ground floor level there are currently WC s (male, female and disabled), a canteen area, welfare area. At first floor level the offices have raised floors that are carpeted, have suspended ceilings with inset lighting, gas fired central heating, some air conditioning, kitchenette and further WC s.

Externally there are 74 car spaces within a brick paviour area and concrete loading aprons in front of the loading shutter doors all within a fully fenced and gated area.

Accommodation

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq m</th>
<th>Sq ft</th>
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<tbody>
<tr>
<td>Warehouse/Industrial Area</td>
<td>3,109.74</td>
<td>33,474</td>
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<tr>
<td>Ground Floor Offices</td>
<td>608.44</td>
<td>6,549</td>
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<tr>
<td>Mezzanine</td>
<td>81.33</td>
<td>881</td>
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<tr>
<td>First Floor Office</td>
<td>507.67</td>
<td>5,465</td>
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<tr>
<td><strong>Total GIA</strong></td>
<td><strong>4,307.68</strong></td>
<td><strong>46,369</strong></td>
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Terms
The property is available on a new Full Repairing and Insuring lease for a minimum term certain of 5 years.

Energy Performance Rating
This property has been graded as 59(C).

Rent
£13.50 per sq ft exclusive

Business Rates
We understand from the Valuation Office website, www.voa.gov.uk, that the property has a description of warehouse and premises and the Rateable Value as at 1 April 2017 will be £435,000

Service Charge
Available on Request

Viewing & Further Information
If you are interested and would like more information please get in touch.

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