

To Let

**Unit 15 Kimpton Trade & Business Centre , Unit 15
Kimpton Trade & Business Centre, Minden Road,
Sutton, Surrey, SM3 9PF**
2,568 sq ft (238.57 sq m) GEA



Location

Kimpton Industrial Estate is located just off Kimpton Road, approximately midway between Cheam and Rose Hill. The A217 is within a quarter of a mile from the Estate, which provides direct access to Central London and the M25 (Junction 8).

Description

The property is a modern industrial/warehouse unit of steel portal frame construction clad with profile metal sheeting and single-storey offices. Access is gained via a single roller shutter door and a separate personnel entrance.

Description

Amenities

- Gated communal yard
- Single roller shutter door
- Eaves height 4.7 m.
- Separate personnel entrance
- Ladies/gents WC facilities
- Car parking

Terms

The unit is available either individually or in combination on a new Full Repairing and Insuring lease for a term to be agreed. The premises have been elected for VAT.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

EPC

This property has been graded as 83 D.

Rent

Available on Request

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details available upon request.



Contacts

JLL

Tim Clement

+44 (0)207 087 5303

Tim.Clement@eu.jll.com

JLL

Chris Jones

+44 (0)207 087 5445

Chris.Jones@eu.jll.com

Centro Commercial Property

Paul Harwood

020 8401 1000

paulharwood@centro.plc.uk

Centro Commercial Property

Morgan Pérez (MRICS)

020 8401 1000

morganperez@centro.plc.uk

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