

To Let

**Unit A, Europa 3, 50 Cox Lane, Chessington, Surrey,
KT9 1TJ**

46,369 sq ft (4,307.82 sq m) GIA



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 WCs (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 WCs.

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

Description	Sq m	Sq ft
Warehouse/Industr Area	3,109.74	33,474
Ground Floor Offices	608.44	6,549
Mezzanine	81.33	881
First Floor Office	507.67	5,465
Total GIA	4,307.68	46,369

Terms

The property is available on a new Full Repairing and Insuring lease for a minimum term certain of 5 years.

EPC

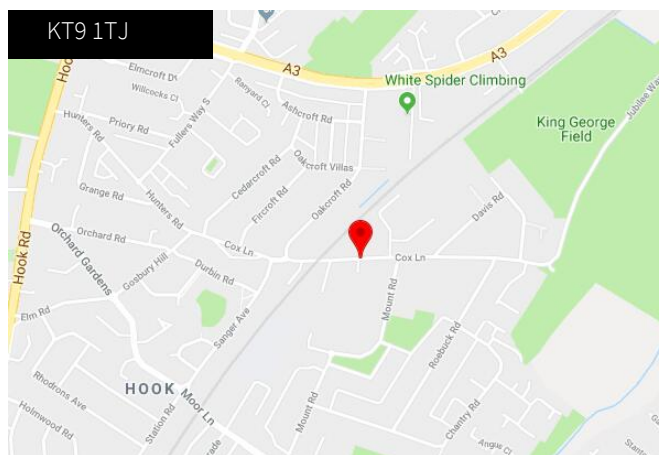
This property has been graded as 59 C.

Rent

£14.50 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



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