

UNITS

11&12

ST. GEORGE'S INDUSTRIAL ESTATE
RICHMOND ROAD

KINGSTON-UPON-THAMES
KT2 5BQ



FULLY REFURBISHED

TO LET

2 MODERN WAREHOUSE UNITS AVAILABLE INDIVIDUALLY OR COMBINED
2,489 - 4,980 SQ FT (231 - 462 SQ M)



DESCRIPTION

TWO MODERN WAREHOUSE UNITS EACH WITH DEDICATED LOADING AREAS AND OFFICE ACCOMMODATION.

The units are steel portal frame and block work construction with profiled steel cladding with first floor offices. The units also benefit from WC and kitchenette facilities. Externally each unit has a dedicated loading bay & allocated parking with EV charging. The units are accessed via an electric roller shutter door with additional pedestrian access.

Comprehensive refurbishment throughout including: PV panels, PIR activated LED lighting, comfort cooling system, redecoration to warehouse floor and internal elevations, new WC facilities and staircases, yard area repairs, new roller shutter loading doors and replacement of existing rooflights.

Full refurbishment specification available upon request.

LOCATION

The property is situated on a well-established industrial & trading estate, located directly off the A307, Richmond Road. The estate is home to several national trade occupiers.

The estate is strategically located between the town centres of Kingston (2 miles) and Richmond (2.8 miles).

Other occupiers on the estate include Screwfix, Toolstation, CEF, Wolseley, Howdens, Selco, City Plumbing, Lords, Johnstone's Decorating Centre as well as Yesss Electrical, Euro Car Parts and Capital Hair and Beauty.

ACCOMMODATION

The units comprise the following approx. gross external areas:

| UNIT 11 | sq ft | sq m |
|--------------|----------------|--------------|
| Ground Floor | 2,005.3 | 186.3 |
| First Floor | 484.3 | 45.0 |
| TOTAL | 2,489.6 | 231.3 |

| UNIT 12 | sq ft | sq m |
|--------------|----------------|--------------|
| Ground Floor | 2,006.4 | 186.3 |
| First Floor | 484.3 | 45.0 |
| TOTAL | 2,490.7 | 231.3 |

UNITS 11 & 12 COMBINED **4,980.3** **462.7**



**ESTABLISHED
TRADE ESTATE**



**COMBINED UNITS
(MAY BE SPLIT)**



**EPC RATING
A - 23**



**12 PARKING SPACES
(6 PER UNIT)**



**2 LEVEL ACCESS
LOADING DOORS**



**4.5m CLEAR
INTERNAL HEIGHT**



**FIRST FLOOR
OFFICES**



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SCREWFIX

HOWDENS

TOOLSTATION

CITY PLUMBING

selco BUILDERS WAREHOUSE

LORDS BUILDERS MERCHANTS

YESSS ELECTRICAL

WOLSELEY W

EURO CAR PARTS

C E F

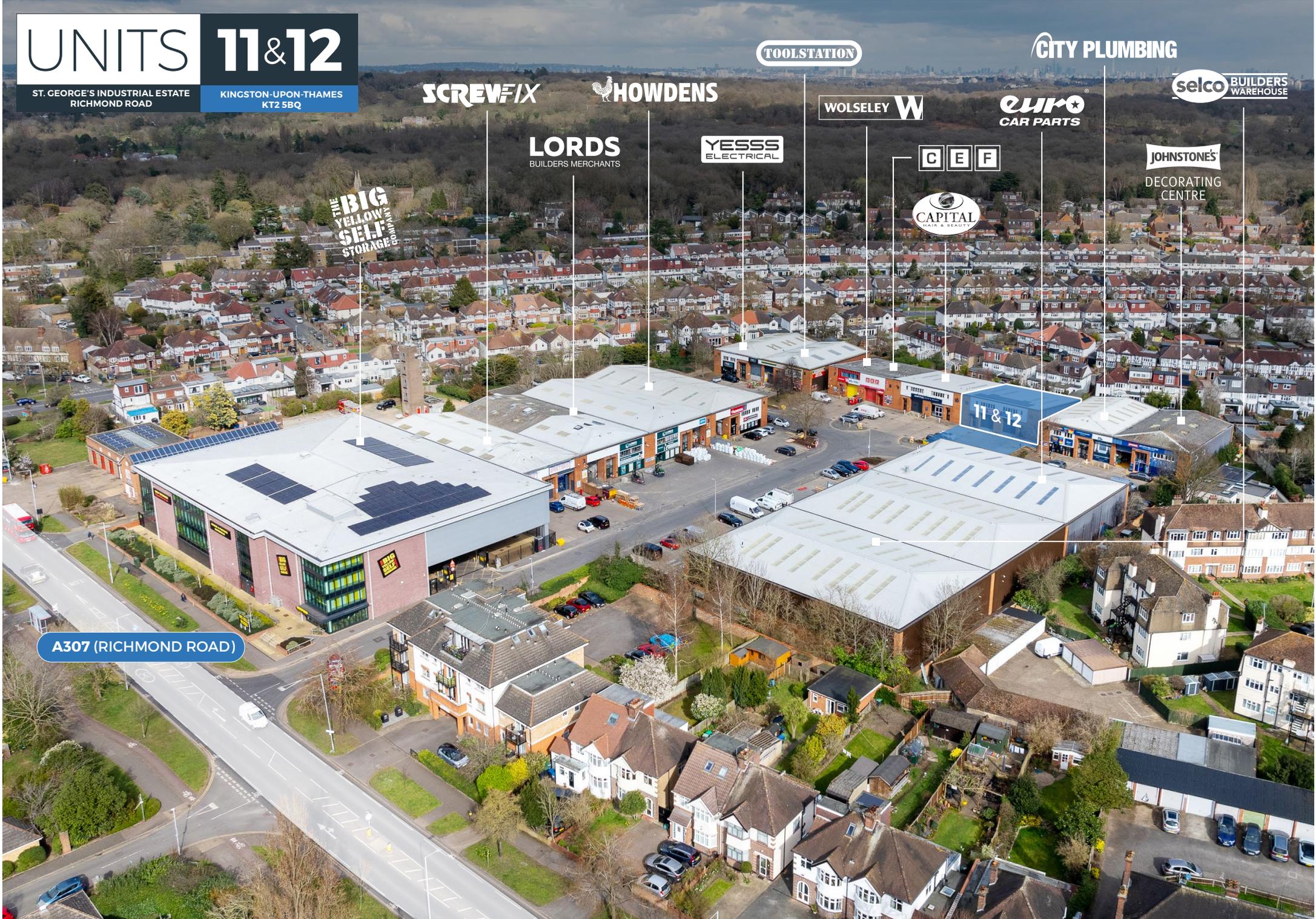
JOHNSTONES DECORATING CENTRE

CAPITAL HAIR & BEAUTY

THE BIG YELLOW SELF STORAGE

11 & 12

A307 (RICHMOND ROAD)



DRIVE-TIMES

| | | |
|-------------------|------------|---------|
| Kingston Station | 1.3 Miles | 7 Mins |
| Richmond Station | 3 Miles | 13 Mins |
| Surbiton Station | 3.5 Miles | 17 Mins |
| M4 (Junction 2) | 5 Miles | 27 Mins |
| M3 (Junction 1) | 8.5 Miles | 25 Mins |
| Heathrow Airport | 11 Miles | 36 Mins |
| M25 (Junction 15) | 14.5 Miles | 43 Mins |
| Central London | 11.5 Miles | 60 Mins |

Source : Google Maps. All drive-times are approximate.

ESGs

- EPC RATING A
- PHOTOVOLTAIC ROOF PANELS
- EV CHARGING POINT
- DISABLED PARKING BAY & WHEELCHAIR ACCESSIBLE RAMP



TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

A - 23.



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RENT

On application.

BUSINESS RATES

Current Rateable Value: £70,000
(Units 11 & 12 combined).

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION & VIEWINGS

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