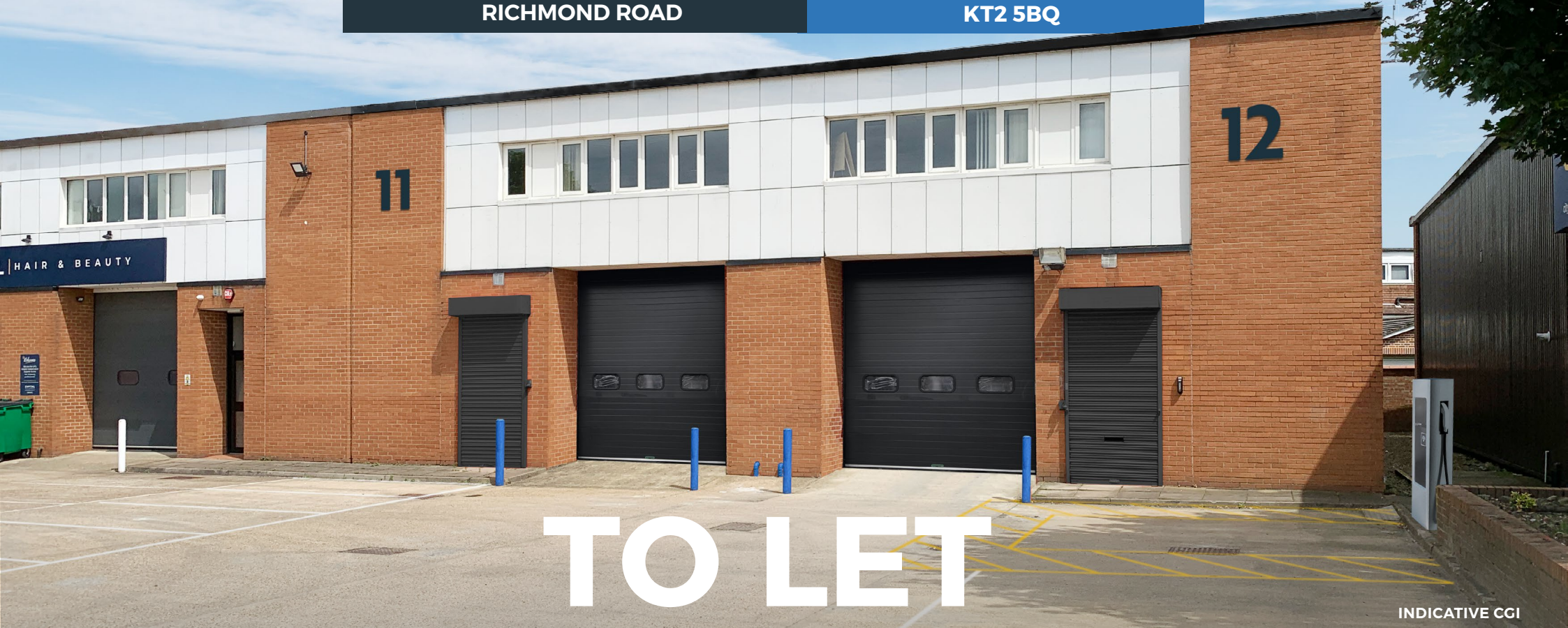


UNITS

11&12

ST. GEORGE'S INDUSTRIAL ESTATE
RICHMOND ROAD

KINGSTON-UPON-THAMES
KT2 5BQ



TO LET

INDICATIVE CGI

2 MODERN WAREHOUSE UNITS AVAILABLE INDIVIDUALLY OR COMBINED

2,489 - 4,980 SQ FT (231 - 462 SQ M)

UNDER REFURBISHMENT



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
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ESTABLISHED
TRADE ESTATE



COMBINED UNITS
(MAY BE SPLIT)



12 PARKING SPACES
(6 PER UNIT)



2 LEVEL ACCESS
LOADING DOORS



4.5m CLEAR
INTERNAL HEIGHT



FIRST FLOOR
OFFICES

UNITS

11&12

ST. GEORGE'S INDUSTRIAL ESTATE
RICHMOND ROAD

KINGSTON-UPON-THAMES
KT2 5BQ

SCREWFIX

HOWDENS

TOOLSTATION

CITY PLUMBING

selco BUILDERS WAREHOUSE

THE BIG
YELLOW
SELF
STORAGE
COMPANY

LORDS
BUILDERS MERCHANTS

YESSS
ELECTRICAL

WOLSELEY W

G E F

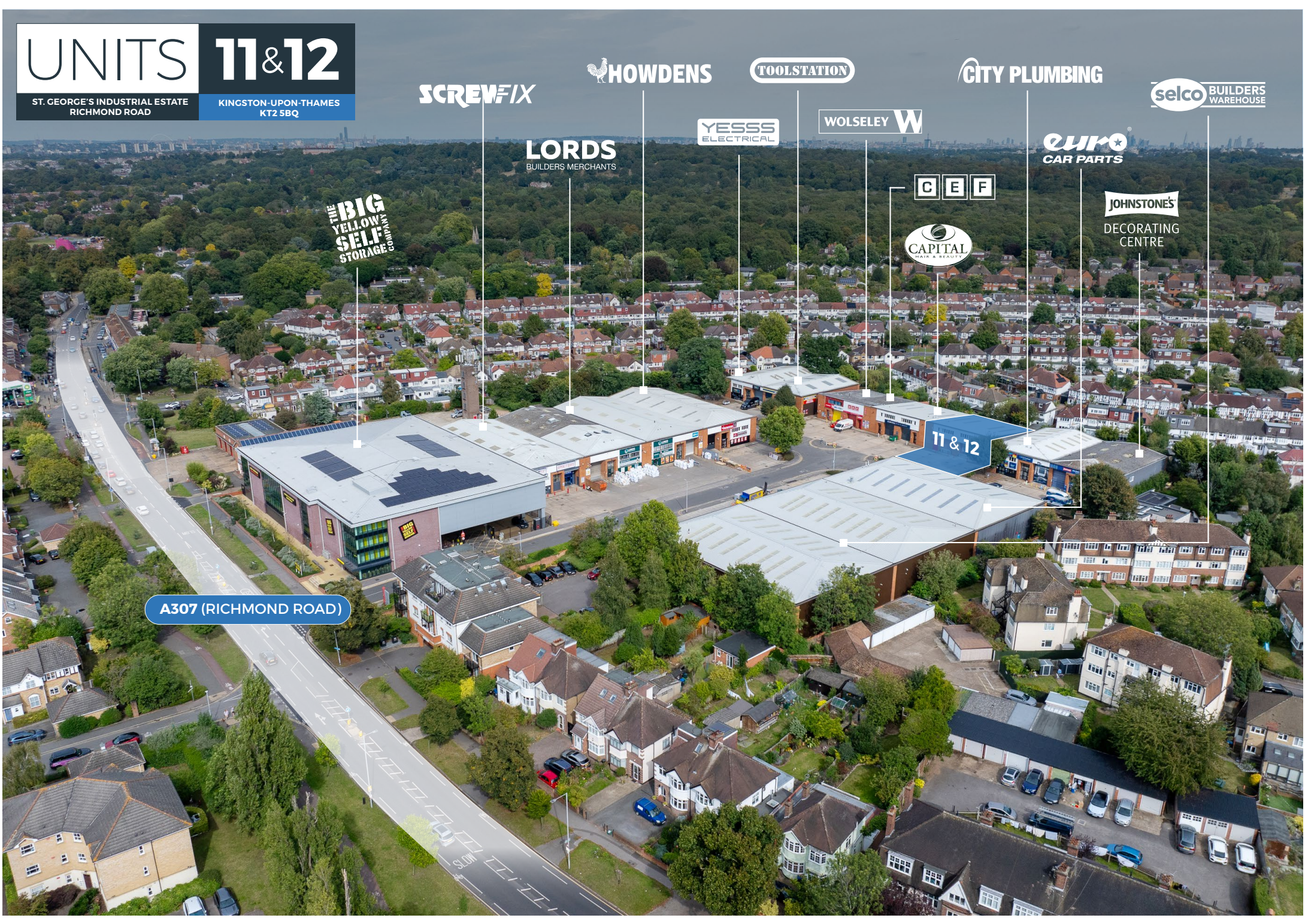
EURO
CAR PARTS

JOHNSTONE'S
DECORATING
CENTRE

CAPITAL
HAIR & BEAUTY

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

The Landlord is proposing as part of the works to make the units carbon neutral. The works will include:

- TARGET EPC RATING A
- PHOTOVOLTAIC ROOF PANELS
- EV CHARGING



TERMS

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

EPC

The refurbishment is targeting an A rating. To be assessed upon completion of the refurbishment.



UNITS 11&12
ST. GEORGE'S INDUSTRIAL ESTATE
RICHMOND ROAD
KINGSTON-UPON-THAMES
KT2 5BQ

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.

VIEWINGS

For further information and viewings contact:



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