

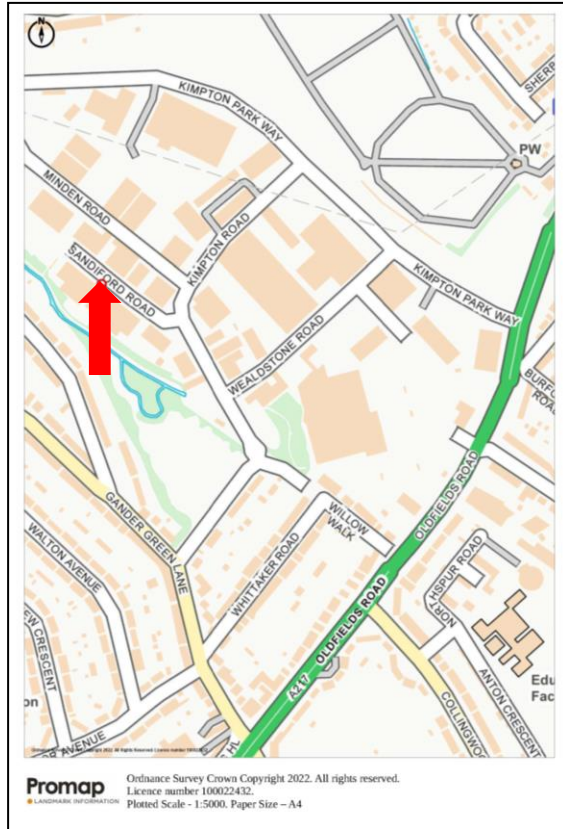
INDUSTRIAL UNIT TO LET

Unit 1, 5 Sandiford Road
Kimpton Industrial Park
Sutton
SM3 9RN

2,443 sq. ft.
(227.00 sq. m.)



LOCATION PLAN



LOCATION

The property is located on the Kimpton Industrial Park, just off Kimpton Road, approximately mid-way between Cheam and Rosehill. The A217 is in close proximity, which provides direct access to Junction 8 of the M25 to the south and Central London to the north via the A24. Sutton Common Train station is approximately 1 mile to the east.

DESCRIPTION

The subject property comprises a refurbished ground floor industrial unit. One office suite is also available with this unit.

AMENITIES

- Popular industrial estate with good access to A217
- Refurbished unit
- Front and side roller shutters
- High quality offices with shared amenities
- Ceiling height of 3.885m
- Further offices are available. More details on request.

EPC

Band C (60)

ACCOMMODATION

Unit 1:	2,443 sq. ft. (227.00 sq. m.)
Office:	226 sq. ft. (21.00 sq. m.)
TOTAL:	2,669 sq. ft (248.00 sq. m.)

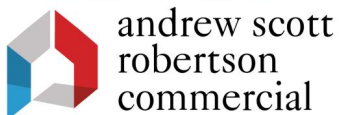
LEASE

A new lease available on terms to be agreed.



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Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson Commercial
Contact: **Stewart Rolfe/ Robin Catlin**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

Rent: £4,950 per calendar month

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

2023 Rateable Value: £28,500.

UBR 2025/2026 - £0.499 in the £
Source: VOA website.

Interested parties should make their own enquiries with
Sutton Council to confirm the rates payable.



FURTHER FIRST FLOOR OFFICES ALSO AVAILABLE

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