

METROPLEX PARK

Tolworth KT6 7QD

- › 9 new industrial/warehouse units
- › 6,707 - 18,117 sq ft
- › Potential savings of £2.11 per sq ft per annum through use of PVs*
- › Available to occupy now

To let



A development by:

Chancerygate 

BRIDGES
Fund Management

METROPLEX PARK

Set within the established employment area of Red Lion Business Park, off Red Lion Road.

Capable of servicing inner London, Chessington, Surbiton, Kingston Upon Thames, Heathrow and Gatwick airports.

Quick access onto the A3 Kingston Bypass and on to Junction 10 of the M25.

Planning Use

Class E(g) (iii) Industrial Processes, B2 (general industrial) and B8 (industrial and warehouse) uses.

Metroplex Park benefits from 24/7 use.

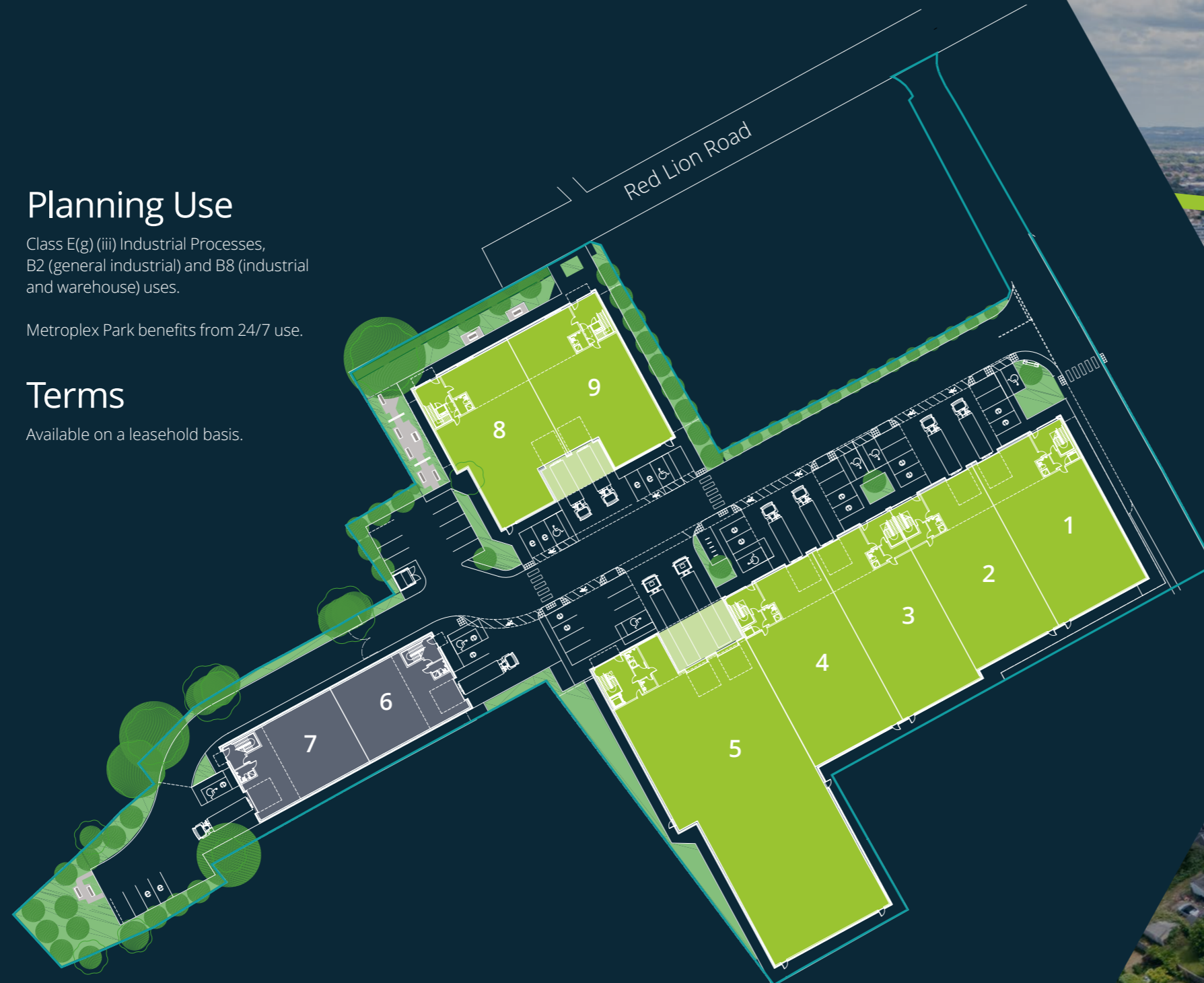
Terms

Available on a leasehold basis.

Accommodation

All areas are measured on a GEA (Gross External Area) basis.

Unit	Ground Floor (sq ft)	First Floor offices (sq ft)	Total Area (sq ft)	Minimum Cubic Area (m ³)
1	5,906	1,563	7,469	3,407
2	5,505	1,434	6,939	3,224
3	5,364	1,343	6,707	3,224
4	6,178	1,522	7,700	3,686
5	15,794	2,323	18,117	12,677
6	UNDER OFFER			
7	UNDER OFFER			
8	5,402	1,655	7,057	1,960
9	5,477	1,562	7,039	2,022
	Total		70,303	



Industrial and Warehouse Units 1-4

6,707 up to 14,407 sq ft (units 3-4 combined)

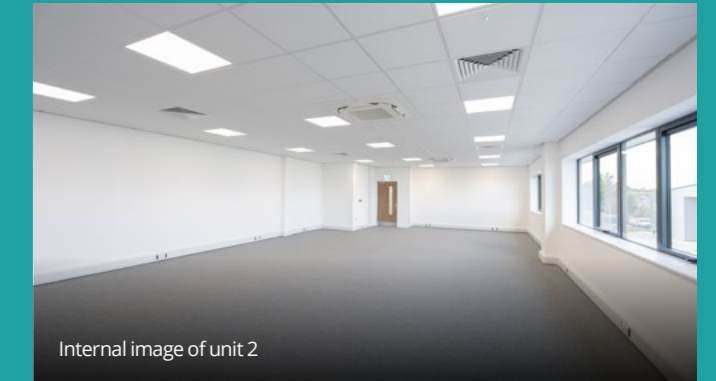
General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

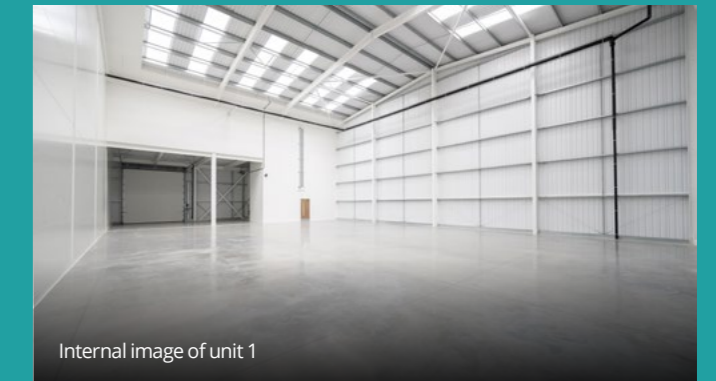
 Comfort cooling/ heating	 Fitted first floor offices	 WCs and shower facilities
 8.5m clear internal height	 37.5kN sq m floor loading	 Electric loading doors
 Excellent cubic capacity	 11.6m yard depth	 Electric car charging points
 Bicycle storage	 Ability to combine units	



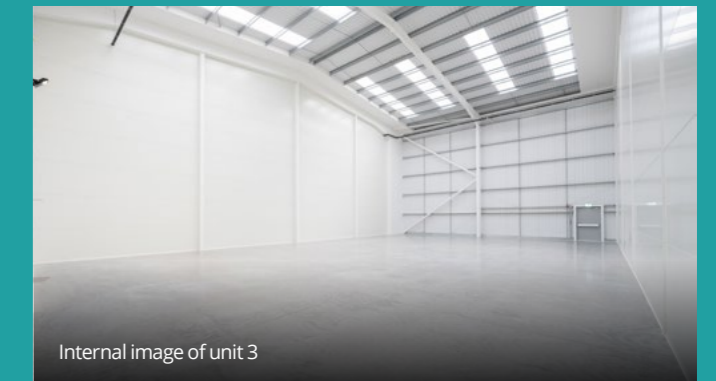
METROPLEX PARK



Internal image of unit 2



Internal image of unit 1



Internal image of unit 3

Industrial and Warehouse Unit 5

18,117 sq ft

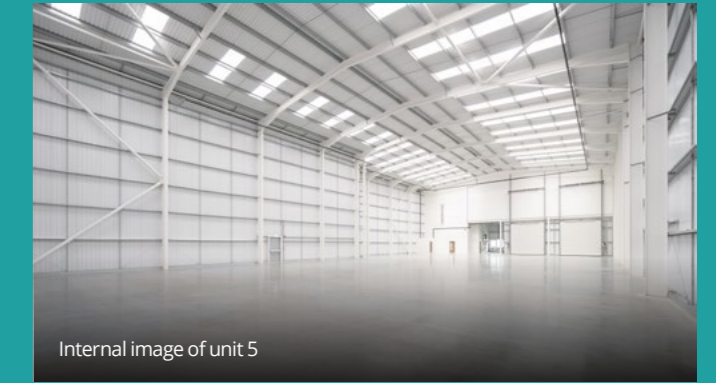
General Specification

Flexible industrial/warehouse unit with fully fitted first floor offices.

 Comfort cooling/ heating	 Fitted first floor offices	 WCs and shower facilities
 10m clear internal height	 50kN sq m floor loading	 Electric loading doors
 Excellent cubic capacity	 19m yard depth	 Lift
 Electric car charging points	 Bicycle storage	 Kitchenette



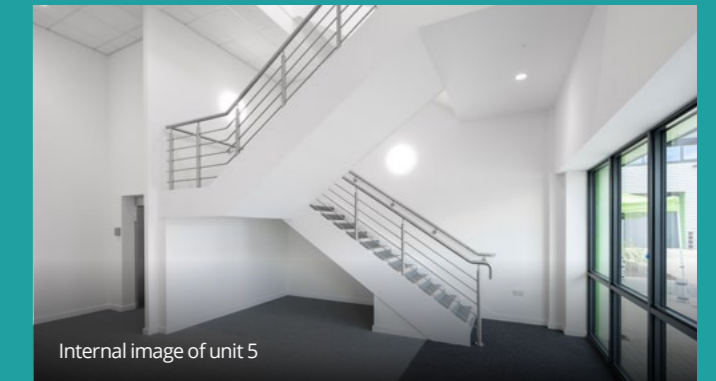
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Internal image of unit 5



Internal image of unit 5



Internal image of unit 5

Industrial and Warehouse Units 8-9

7,039 up to 14,096 sq ft (units combined)

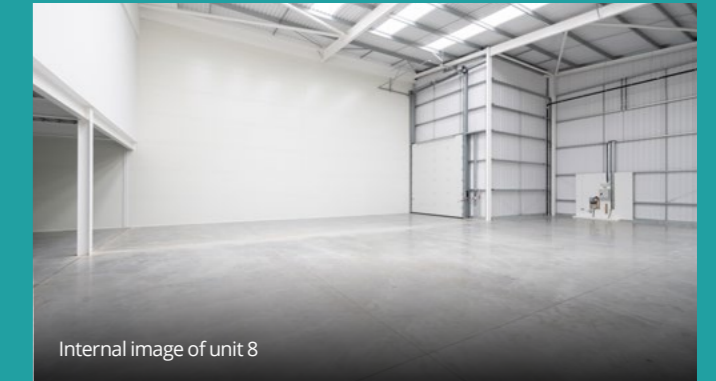
General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

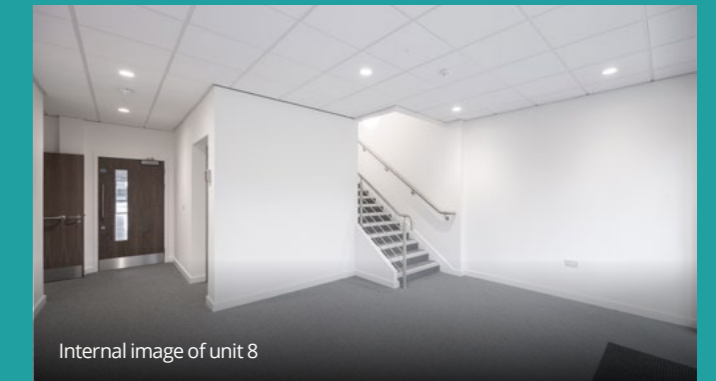
 Comfort cooling/ heating	 Fitted first floor offices	 WCs and shower facilities
 7.8-8.4m clear internal height	 37.5kN sq m floor loading	 Electric loading doors
 Excellent cubic capacity	 Lift Units 8 & 9	 Electric car charging points
 Ability to combine units	 Bicycle storage	



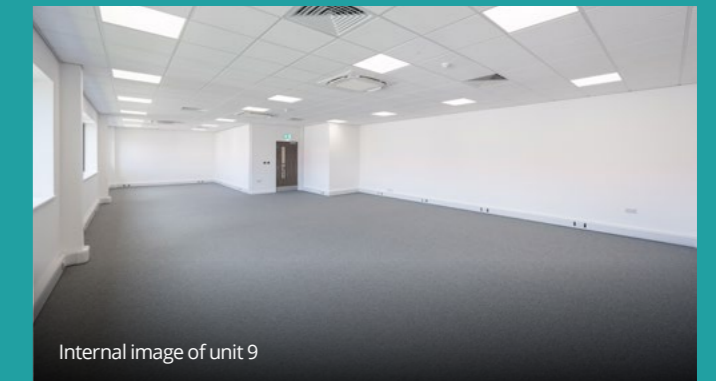
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Internal image of unit 8



Internal image of unit 8



Internal image of unit 9



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Occupiers at Metroplex Park will benefit from the following green credentials which minimises the scheme's carbon footprint on the surrounding local environment.



External amenity area



External amenity area



Highly efficient LED lighting

Photovoltaic panels on all units

Potential savings of up to £2.11 per sq ft per annum through use of PVs*

High performance insulated cladding and roof materials

Low air permeability design

Exterior and interior cycle storage to encourage cycling to work

Active and passive electric vehicle charging points

Air source heat pumps

Landscaping including native and non-native species

Low speed limit restrictions to reduce emissions

15% warehouse roof lights increasing natural daylight

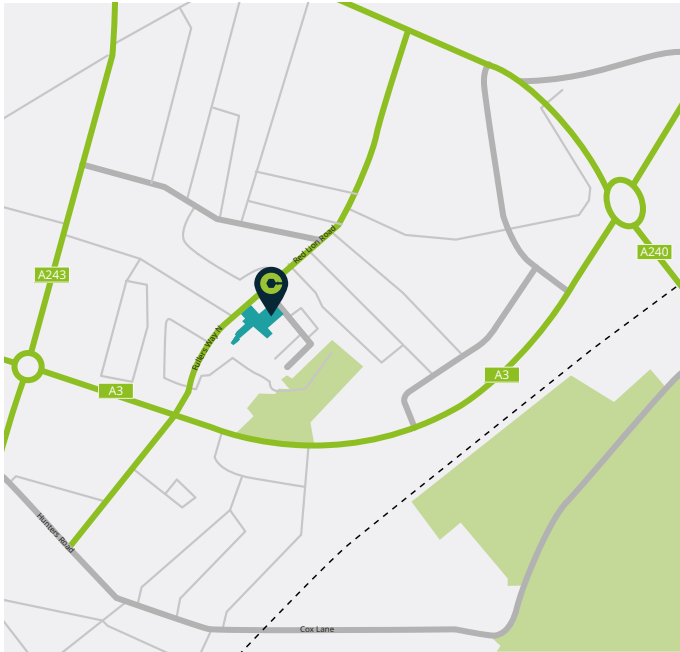
BREEAM 'Excellent'

EPC A+

A Net Zero Carbon for Regulated Energy Scheme

*Based on using current energy prices as of November 2023 and assuming 100% of PV generation is used.

METROPLEX PARK



metroplexpark.co.uk

Travel Distances

🚗 Road:

A3	0.2 miles
M25 (J9)	5 miles
M25 (J10)	9 miles
Chessington	2.1 miles
Kingston	3.4 miles
Wimbledon	5.6 miles
Richmond	7.2 miles
Central London	12 miles

🚆 Rail:

Tolworth Railway Station	1.3 miles
Surbiton Railway Station	1.6 miles

✈️ Airport:

Heathrow	12 miles
Gatwick	25 miles

Red Lion Road
Tolworth, London
KT6 7QD

/// riches.former.area

More information available through the joint marketing agents:



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Prospective occupiers will not be entitled to apply for a Parking Permit or buy a contract to park within a car park owned or controlled by the Council (other than a person who is a holder of a Disabled Persons Badge).

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. August 2024. 241176.08/24