



Chertsey
Business Park

Chertsey

- › 12 new industrial/warehouse units
- › Last remaining unit: 5,115 sq ft
- › Available now

Last
remaining
unit



www.chertseybusinesspark.co.uk

Chertsey is located within the south west of the M25 with excellent transport links to main arterial roads

Chertsey Business Park is situated on Hanworth Lane, within the most centrally located industrial area in Chertsey

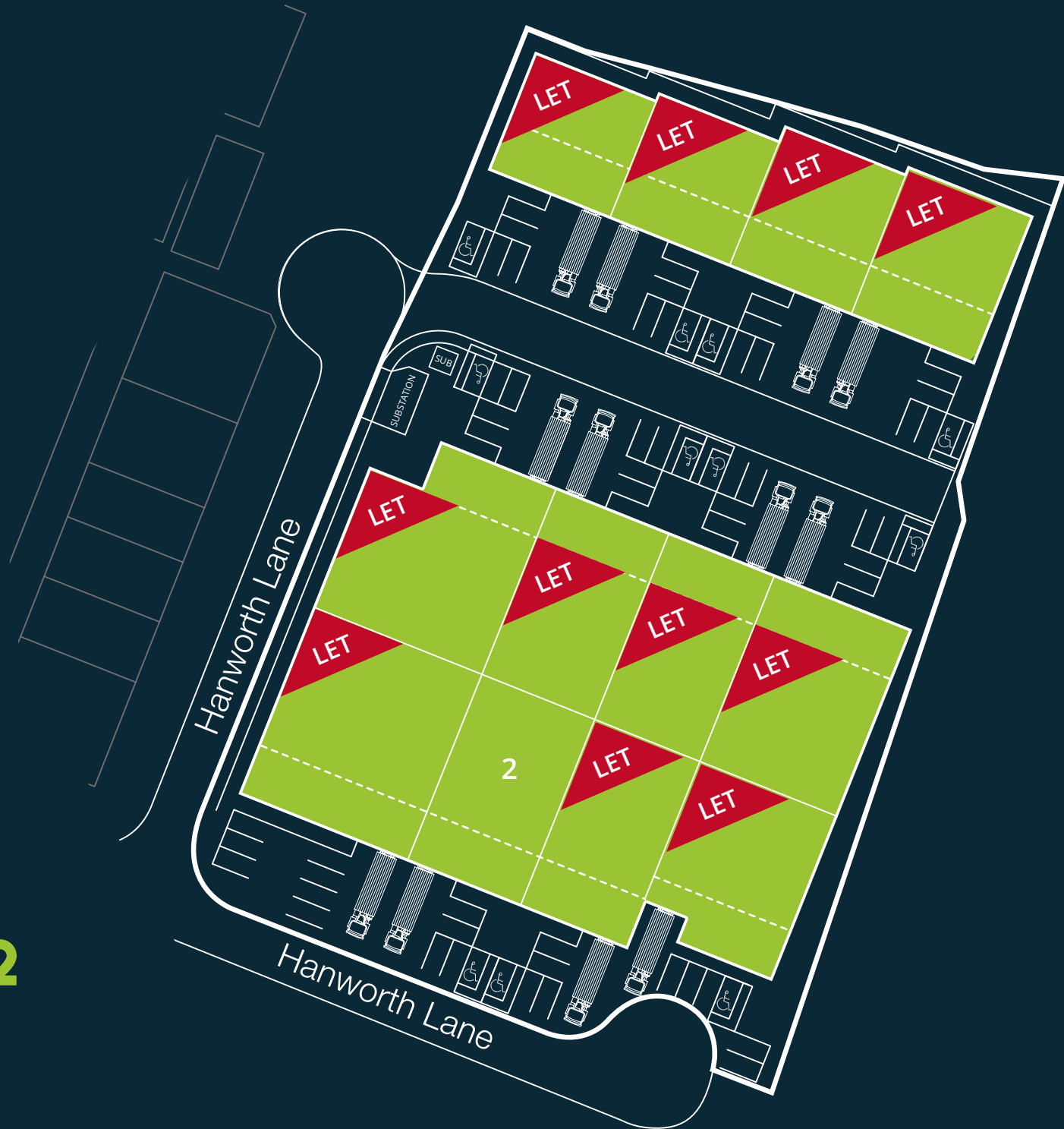
Within walking distance to the high street and railway station

Green Credentials

The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- EPC rating of A
- Secure cycle parking



Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1		LET	
2	4,030	1,085	5,115
3		LET	
4		LET	
5		LET	
6		LET	
7		LET	
8		LET	
9		LET	
10		LET	
11		LET	
12		LET	



Unit 2

5,115 sq ft

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices available immediately for occupiers to undertake their own fit out to suit their specific occupational needs.



8.4m clear
internal height



Fully fitted
offices



37.5kN sq m
floor loading



Electric
loading doors



Landscaped
environment



Toilets



Three phase
electricity

Planning use

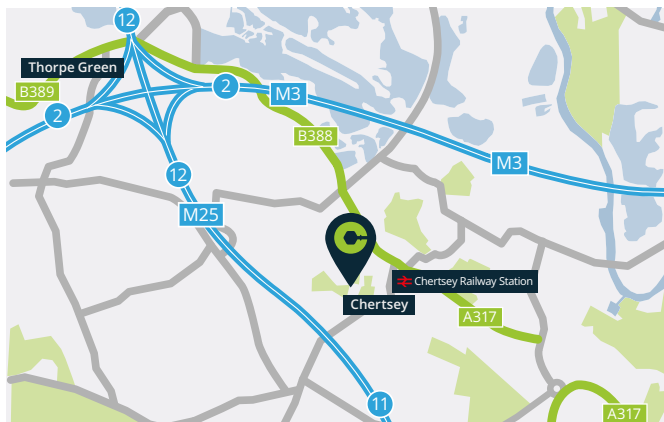
B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

The units are available to let.







Travel Distances

Road

J11 M25	2.1 miles
J2 M3	4.3 miles
Central London	24 miles

Rail

Chertsey	0.3 miles
Addlestone	2.5 miles

Airports

Heathrow	7.2 miles
Gatwick	29 miles

Local amenities (walking distance)

Sainsbury's with petrol station	0.9 miles/18 mins
Costa Coffee	0.9 miles/17 mins
Travelodge	0.7 miles/15 mins
River Bourne Health Club	0.7 miles/15 mins
Guildford Street (Chertsey High Street)	0.8 miles/17 mins
Aldi	0.8 miles/17 mins
Abbey Moor Golf Club	1.6 miles/31 mins
Snow & Rock Sports Ltd	1.3 miles/26 mins

Hanworth Lane, 
Chertsey, KT16 9GJ

More information available
through the joint marketing agents:

Carter Jonas

020 7518 3200

carterjonas.co.uk/commercial

Andrew Smith 07919 326085
andrew.smith@carterjonas.co.uk

Mike Wilson 07880 378174
mike.wilson@carterjonas.co.uk



Melinda Cross 07748 267748
melinda.cross@eu.jll.com

Sarah Downes 07856 003003
sarah.downes@eu.jll.com