





# EXECUTIVE SUMMARY

## ▶ FREEHOLD OFFICE / LIGHT INDUSTRIAL BUILDING FOR SALE

- ▶ An opportunity to acquire the freehold of a detached two-storey office / light industrial building within a sought-after commercial location in Chessington, Surrey
- ▶ The property is located on Roebuck Road and forms part of the larger Chessington Park Industrial Estate on Cox Lane
- ▶ There are a number of new private and public development projects nearby that will continue to enhance the area
- ▶ Excellent transport links to the A3 and M25 (J9 and J10)
- ▶ Gated yard with off-street car parking spaces
- ▶ The building would be well suited to a variety of businesses
- ▶ Potential for commercial redevelopment / enhancement
- ▶ The freehold property comprises a total of 3,058 sq.ft arranged over ground and first floor
- ▶ Situated on a site of 0.17 acres
- ▶ **Price On Application**







A3 Central London

ORBITAL HOUSE



## LOCATION

Orbital House is located on the Chessington Park Industrial Estate, one of the two major warehouse and industrial centres in the area, the other being Barwell Business Park.

The property is situated on Roebuck Road off Cox Lane which connects to Hook Road (A243) and the A3 Kingston by-pass providing a direct link to the M25 Motorway.

Chessington is an established industrial and warehouse centre being located approximately 12 miles South-West of Central London and 3 miles South of Kingston upon Thames.

The location benefits from excellent transport links being adjacent to the A3 which connects to central London as well as the M25 (Junctions 9 and 10) being a few miles away.

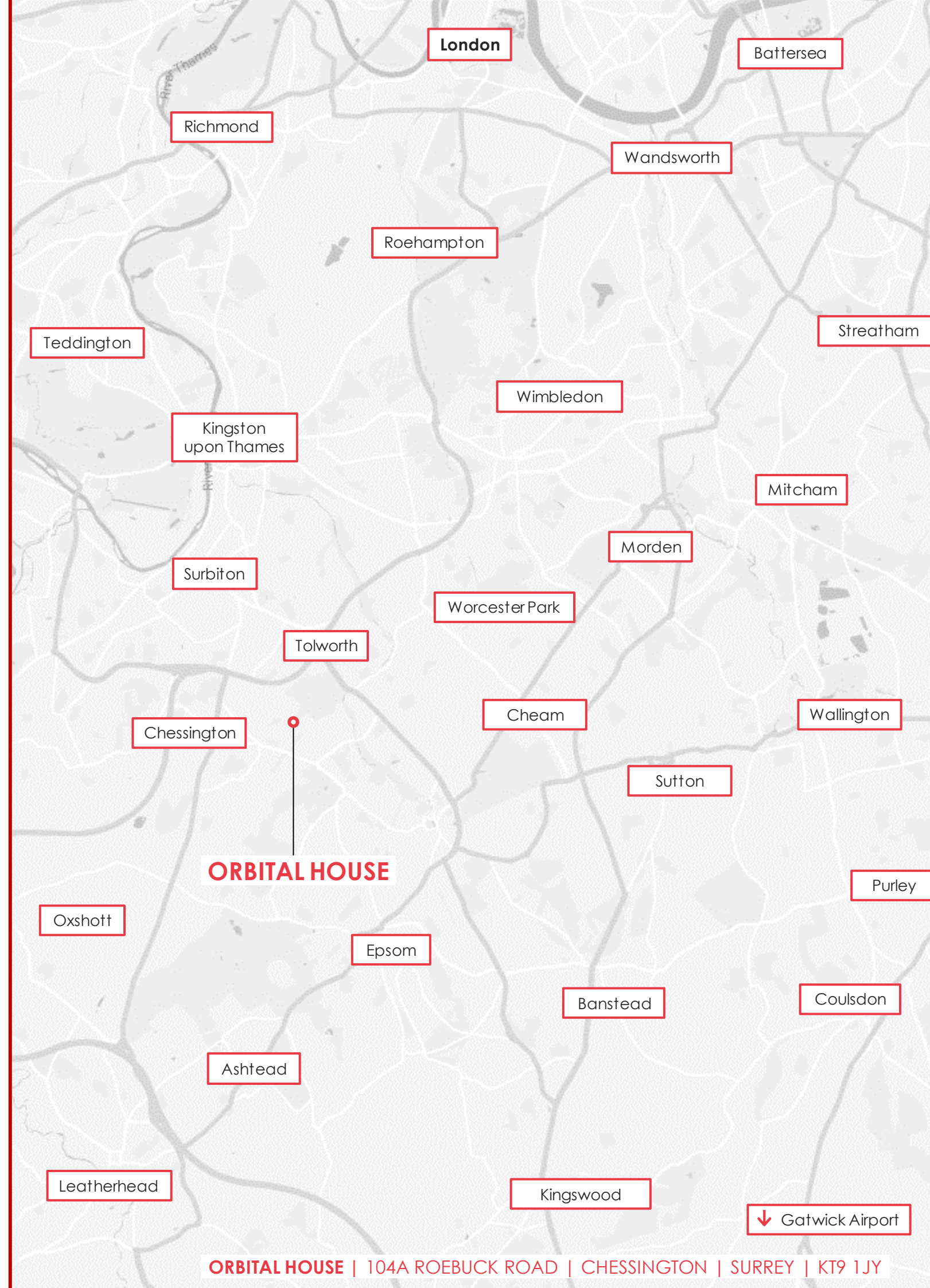
There is a frequent rail service to London Waterloo from Chessington North and Tolworth railway stations, both within walking distance from the property, with an approximate journey time of 30 minutes.

## DESCRIPTION

The property comprises a detached two-storey industrial office building with flexible workspace over both floors and gated yard with off-street parking available. The property use is flexible for office accommodation or light industrial.

### Specifications:

- Ground and first floor total 3,058 sq.ft
- Flexible workspace over two floors
- Meeting / Presentation areas
- Gated yard with off-street car parking
- Excellent transport links with A3 and M25
- WC facilities
- Kitchen facilities









# ACCOMMODATION

The unit has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice and provide the following net internal areas:

| AREA / DESCRIPTION            | SIZE (SQ.M)        | SIZE (SQ.FT)                   |
|-------------------------------|--------------------|--------------------------------|
| Ground Floor Office           | 189.20 sq.m        | 2,036.53 ft <sup>2</sup>       |
| Ground Floor Internal Storage | 9.60 sq.m          | 103.33 ft <sup>2</sup>         |
| Ground Floor Kitchen          | 3.70 sq.m          | 39.82 ft <sup>2</sup>          |
| First Floor Office            | 81.60 sq.m         | 878.33 ft <sup>2</sup>         |
| <b>TOTAL</b>                  | <b>284.10 sq.m</b> | <b>3,058.02 ft<sup>2</sup></b> |

# TENURE

Freehold.

# PRICE

Price On Application.

# LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

# VAT

All figures quoted are exclusive of VAT.

# ENERGY PERFORMANCE RATING

EPC is available on request.





## FURTHER INFORMATION

For further information and to make arrangements to view the property please contact:

**Anthony Tappy-Day**

Head of Agency Services

T: 01737 237 552

E: [anthony@redbrookproperty.com](mailto:anthony@redbrookproperty.com)

W: [www.redbrookproperty.com](http://www.redbrookproperty.com)

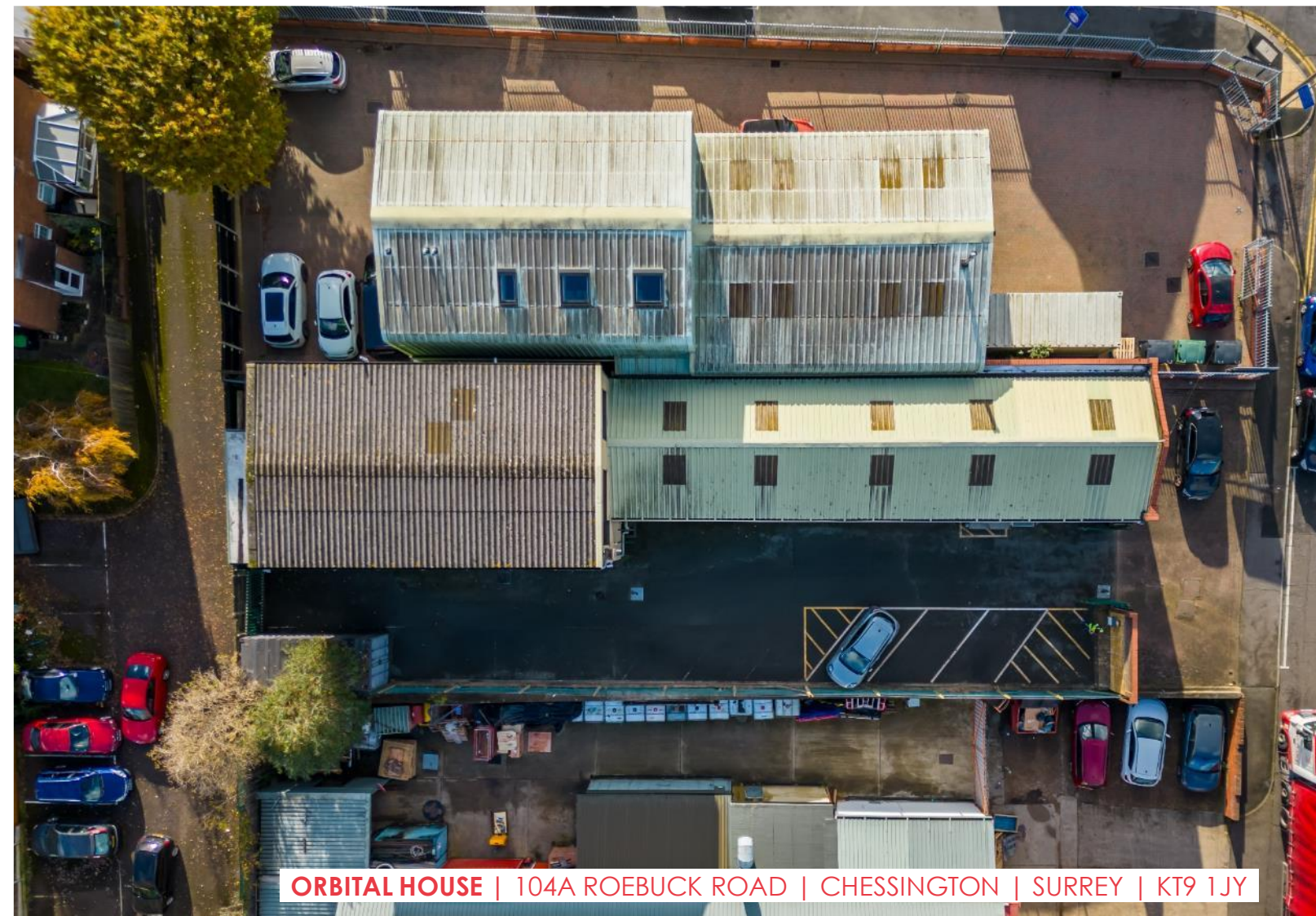
**Scott Stannard**

Head of Digital Initiatives

T: 01737 237 552

E: [scott@redbrookproperty.com](mailto:scott@redbrookproperty.com)

W: [www.redbrookproperty.com](http://www.redbrookproperty.com)



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