



Tenure

Freehold.

Location

Chessington is an affluent area located some 14 miles south-west of Central London, 5 miles south of Kingston and 2 miles north of Epsom. The town benefits from excellent transport links being close to the A3, A243 and 2½ miles from the M25 motorway (Junctions 9 and 10). Tolworth Rail Station is approximately 1 mile to the north with trains every 30 minutes into Waterloo (30 minute journey time). The property is situated on Roebuck Road, at its junction with Cox Lane, in the heart of Chessington Industrial Area which is home to a number of major occupiers including Thales, Buildbase, Alliance Health Care, Unichem and Beck Interiors.

Description

The property comprises two newly refurbished industrial units and provides a total GIA of 792 sq m (8,524 sq ft) arranged on ground, first and lower ground floor. The property benefits from a minimum eaves height of 4.85 metres, two full height electrically operated roller shutter doors on ground level and customer parking to the front for 11 cars. In addition there is a third loading door and road access on the Cox Lane frontage at lower ground level.

The property provides the following Gross Internal Floor Areas:

| | | |
|--------------|------------|---------------|
| Ground Floor | 437.5 sq m | (4,711 sq ft) |
| Lower Ground | 312.0 sq m | (3,358 sq ft) |
| First Floor | 42.5 sq m | (455 sq ft) |
| Total | 792.0 sq m | (8,524 sq ft) |

Tenancy

The entire property is at present let to SCREWFIX DIRECT LIMITED for a term of 10 years from 20th January 2012 at a current rent of £79,305 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a Schedule of Condition.

(1) There is a tenant's option to determine the lease on the fifth anniversary. The tenant has the benefit of a three month rent free period until 20th April 2012.

Tenant Information

Screwfix is the UK's largest multi channel supplier of Trade Tools, Plumbing, Electrical, Bathrooms and Kitchens. They currently trade from over 170 branches nationwide and their Ultimate Holding Company is Kingfisher plc.

Website Address: www.screwfix.com

For the year ended 29th January 2011, Screwfix Direct Limited reported a turnover of £478.7m, a pre-tax profit of £24.4m and a net worth of £142.1m. (Source: riskdisk.com 14.2.12.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 78 Chessington**.

Chessington

Units 5 & 6

129/133 Roebuck Road
Surrey
KT9 1DG

- Freehold Newly Refurbished Trade Counter Investment
- Entirely let to Screwfix Direct Limited
- Lease expires 2022 (1)
- Established Industrial Area in close proximity to the Kingston By-Pass (A3)
- Rent Review 2017
- Total Current Rents Reserved

£79,305 pa

SIX WEEK COMPLETION AVAILABLE

