

# METROPLEX PARK

## Tolworth KT6 7QD

- › 9 new industrial/warehouse units
- › 4,414 - 18,072 sq ft
- › Targeting EPC A+ and BREEAM 'Excellent'
- › Available Q2 2024

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 & Gatwick airports.

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

## Accommodation

All areas are approximate on a GEA (Gross External Area) basis. Cubic capacity shown includes the warehouse element up to the haunch heights.

Unit	Ground Floor (sq ft)	First Floor offices (sq ft)	Total Area (sq ft)	Cubic Capacity (m <sup>3</sup> )
1	5,866	1,529	7,395	75,182
2	5,468	1,410	6,878	71,198
3	5,382	1,324	6,706	75,612
4	6,136	1,496	7,632	86,533
5	15,790	2,282	18,072	300,524
6	3,122	1,292	4,414	17,512
7	3,445	1,292	4,737	20,471
8	5,382	1,615	6,997	30,542
9	5,436	1,529	6,965	31,586
		<b>Total</b>	<b>69,796</b>	<b>709,160</b>

## 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.





◀ M25 Junction 9 and 10

A3

Central London ▶

# Industrial and Warehouse Units 1-4

6,706 up to 14,338 sq ft (units 3-4 combined)

## General Specification

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

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



# METROPLEX PARK



Computer Generated Image



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

# Industrial and Warehouse Unit 5

18,072 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





Computer Generated Image

# METROPLEX PARK



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

# Industrial and Warehouse Units 6-9

4,414 up to 13,960 sq ft (units 8-9 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







Computer Generated Image

# METROPLEX PARK



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



# 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.



CGI of external amenity area including seating/benches



Highly efficient LED lighting

Low air permeability design

Air source heat pumps

15%  
warehouse roof  
lights increasing  
natural daylight

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

Targeting  
BREEAM  
'Excellent'

Photovoltaic  
panels on  
all units

Targeting  
EPC A+

High  
performance  
insulated cladding  
and roof  
materials

Targeting  
Net Zero Carbon  
for Regulated  
Energy

Exterior  
and interior  
cycle storage to  
encourage  
cycling to  
work

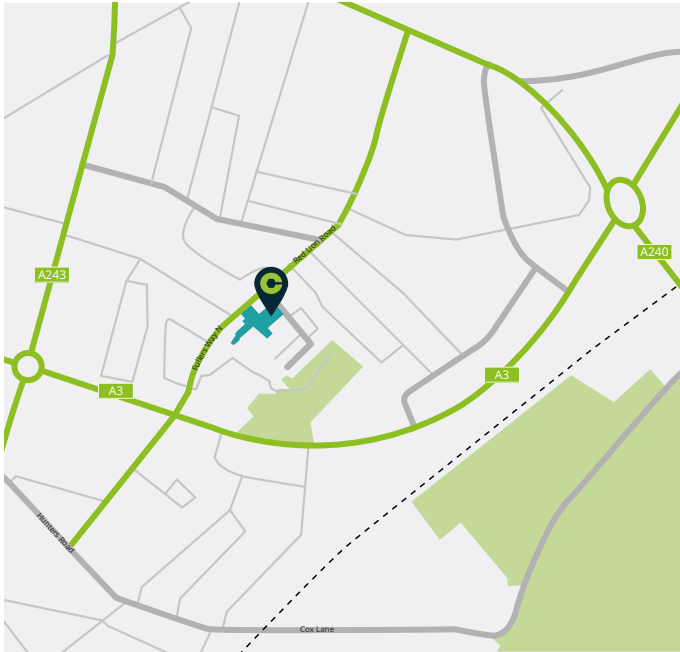
Active  
and passive  
Electric Vehicle  
charging points

Low  
speed limit  
restrictions to  
reduce  
emissions

Landscaping  
including  
native and  
non-native  
species

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

# METROPLEX PARK



[metroplexpark.co.uk](http://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

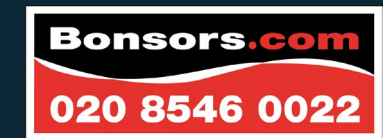
[riches.former.area](http://riches.former.area)

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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. January 2024.

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