METROPLEX PARK

Tolworth KT6 7QD

- 6 new industrial/warehouse units
- 6,707 - 18,117 sq ft
- Potential savings of up to £1.15 per sq ft per annum through use of PVs*
- Available to occupy now

For Sale/To let

CO2 REDUCTION

Chancerygate a dream company

BRIDGES

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.

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		**LET**		
7		**LET**		
8		**LET**		
9	5,477	1,562	**7,039**	2,022
		Total	**70,303**	

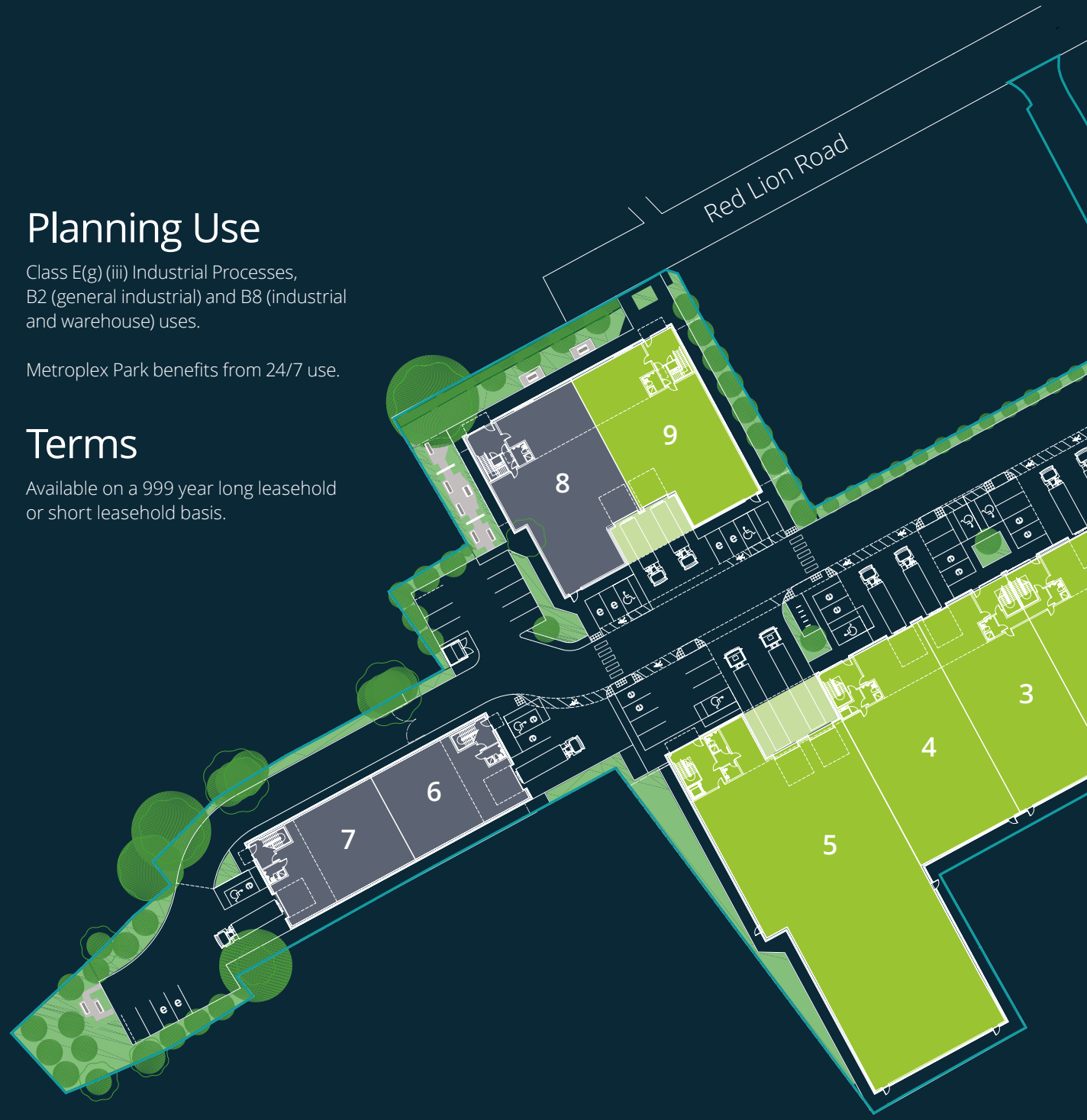
Planning Use

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 999 year long leasehold or short leasehold basis.



Central London
A3
M25 Junction 9 and 10
1
2

Industrial and Warehouse Units 1-4

6,707 up to 28,815 sq ft (units 1-4 combined)

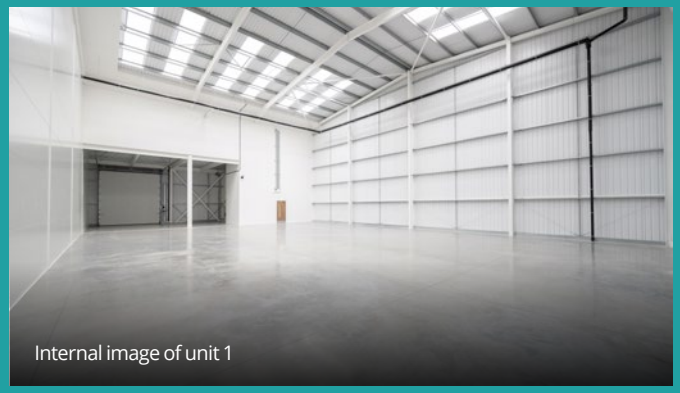
General Specification

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 4



Internal image of unit 1

Internal image of unit 3

Industrial and Warehouse Unit 5

18,117 sq ft

General Specification

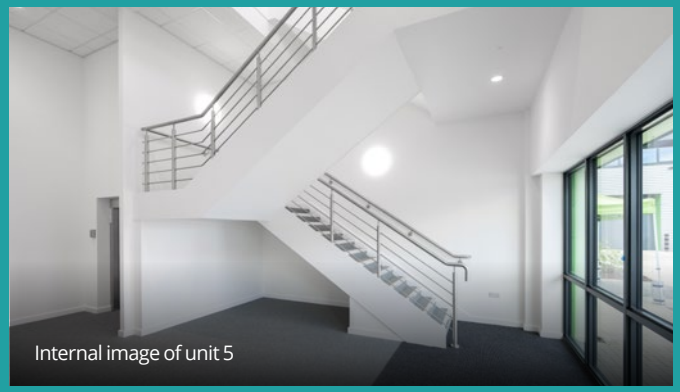
Flexible industrial/warehouse unit with fully fitted first floor offices.

- 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

METROPLEX PARK

Internal image of unit 5

Internal image of unit 5



Internal image of unit 5

Industrial and Warehouse Unit 9

7,039 sq ft

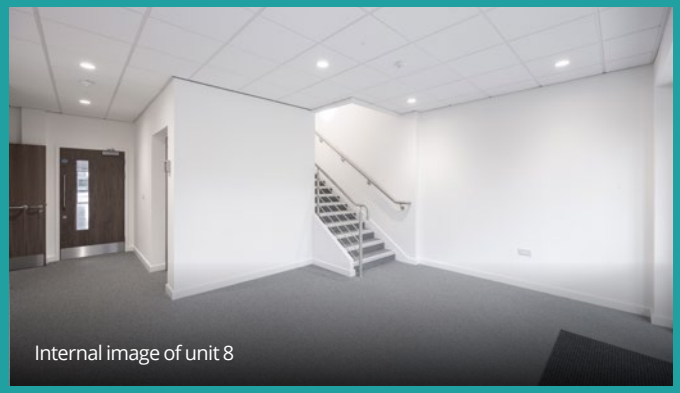
General Specification

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

- Comfort cooling/ heating
- Fitted first floor offices
- WCs and shower facilities
- 24/7 access available
- Bicycle storage
- 12 year collateral warranty available
- 6.5-7.8m clear internal height
- 37.5kN sq m floor loading
- Electric loading doors
- Electric car charging points
- Lift

METROPLEX PARK

Internal image of unit 8


Internal image of unit 8

Internal image of unit 9

CO2 REDUCTION

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.

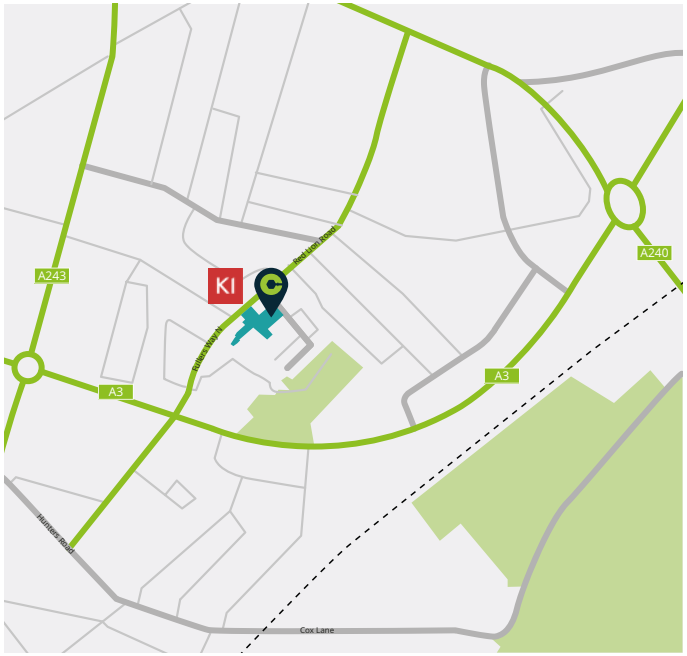
Occupiers at Metroplex Park will benefit from the following green credentials which minimises the scheme's carbon footprint on the surrounding local environment.

External amenity area

External amenity area

*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

(The KI bus route provides a direct service to Metroplex Park)

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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Chancerygate
a dream company

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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.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. October 2026. 263000.10/26