

io centre

SUTTON

KIMPTON INDUSTRIAL ESTATE A217

AVAILABLE FROM **SEPTEMBER 2008**

Phase 1



MINDEN ROAD | KIMPTON PARK WAY | KIMPTON INDUSTRIAL ESTATE | SUTTON

FOR SALE / TO LET

PHASE 1

20 NEW INDUSTRIAL / WAREHOUSE UNITS

FROM 2,142 sq ft TO 92,056 sq ft (199 sq m to 8,552 sq m)

A development by

Teesland iDG

industrial development group

Funded by
Schroder Exempt Property Unit Trust
& VALAD Property Group

www.iocentresutton.co.uk



Phase 1 - Available in 2008 - 20 units from 2,199 to 92,235 sq ft - for sale and to let.

Phase 2 - available in 2009 - 23 units up to 130,000 sq ft - bespoke opportunities available.

LOCATION

KIMPTON PARK WAY IS THE NEW ACCESS ROAD TO THE KIMPTON INDUSTRIAL ESTATE. IT HAS ITS OWN JUNCTION WITH THE A217 (OLDFIELDS ROAD).

THE A217 PROVIDES A DIRECT LINK TO JUNCTION 8 OF THE M25 TO THE SOUTH.

SPECIFICATION

- Steel portal frame
- Clear internal height to underside of haunch of 6m to units 1 to 12, 7m to units 13 to 17 and 8m to units 18 to 20
- Profiled metal cladding to elevations
- Electrically operated roller shutter doors
- Floor loadings of between 30 kn/m² to units 1 to 17, 35 kn/m² to units 19 to 20 and 40 kn/m² to unit 18
- Fully fitted offices with reception, toilets and kitchen area to units 17 to 20
- Shell mezzanine areas to units 1 to 16
- Designated car parking areas to units
- Extensively landscaped environment

ENVIRONMENTAL BENEFITS

- Green roofs enhancing biodiversity
- Renewable energy technology
- Photo Voltaic Panels
- Energy efficient electrical fittings

These elements may reduce the carbon footprint of selected units and provide occupiers with savings in their future energy costs.

PHASE 1 - FLOOR AREAS

Unit No.	Ground floor	First floor	Total Area (GEA)	
	Sq ft	Sq ft	Sq ft	Sq m
1	1,762	900	2,662	247
2	1,460	745	2,205	205
3	1,460	745	2,205	205
4	1,762	900	2,662	247
5	2,915	945	3,860	359
6	2,958	911	3,869	359
7	2,939	907	3,846	357
8	2,879	888	3,767	350
9	2,905	913	3,818	355
10	1,687	764	2,451	228

Unit No.	Ground floor	First floor	Total Area (GEA)	
	Sq ft	Sq ft	Sq ft	Sq m
11	1,739	794	2,533	235
12	1,364	778	2,142	199
13	2,189	1,020	3,209	298
14	1,600	747	2,347	218
15	1,600	747	2,347	218
16	1,667	778	2,445	227
17	6,442	1,086	7,528	699
18	16,781	1,996	18,777	1,744
19	7,881	983	8,864	823
20	9,360	1,159	10,519	977
Total	73,350	18,706	92,056	8,552

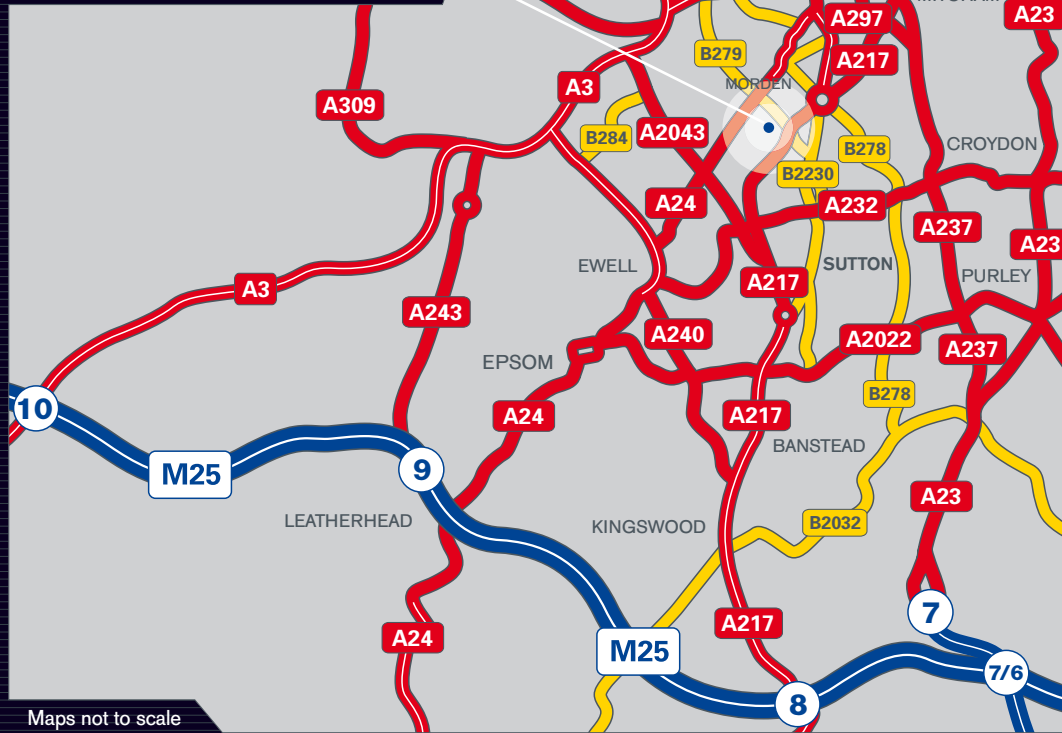
TERMS

The units are available on a virtual freehold or leasehold basis.



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DISTANCES

Central London	11 miles	(17 km)
Junction 8 M25	9.5 miles	(15 km)
Croydon	8 miles	(13 km)
A3	5.5 miles	(9 km)

Source: AA route planner.

SAT NAV: SM3 9QS

For further information please contact our joint agents:

A development by



industrial development group

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