

**LAST
REMAINING UNIT**

TO LET
2,450 ft²



TRADE COUNTER
/INDUSTRIAL



CLOSE PROXIMITY
TO THE A217



GOOD ALLOCATED
CAR PARKING



INDICATIVE IMAGE

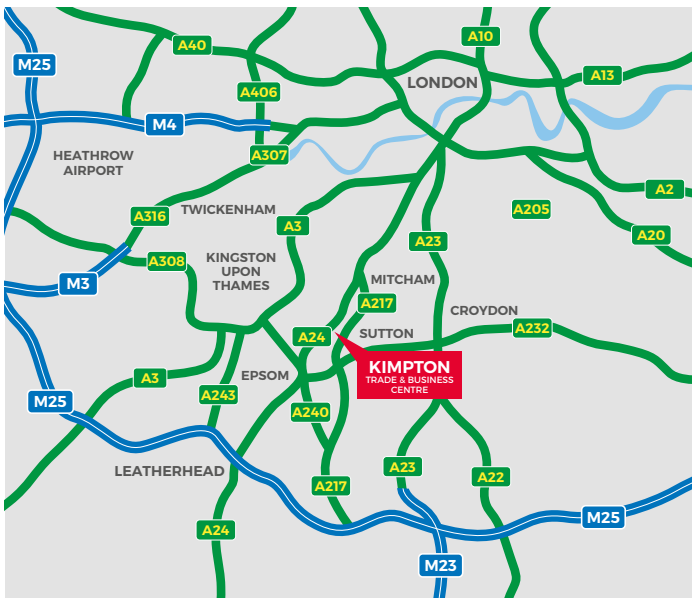


www.ipif.com/kimpton

TRADE COUNTER/INDUSTRIAL/WAREHOUSE UNIT

KIMPTON TRADE & BUSINESS CENTRE
MINDEN ROAD, SUTTON, SM3 9RW

IPIF
TRADE



LOCATION

Kimpton Trade and Business Centre is situated within Kimpton Industrial Estate directly off the A217. The A217 provides direct access to Central London and the M25 (Junction 8). The estate benefits from good public access with Sutton Common train station only 0.7 miles away and numerous bus routes.

DESCRIPTION

The property comprises a modern trade counter/warehousing unit of steel portal frame construction clad with profile metal sheeting and single-storey offices. Access is gained via a single roller shutter door and a separate personnel entrance.

SPECIFICATION

The unit benefits from the following:

- Gated communal yard
- Single roller shutter door
- Eaves height 4.7 m
- Separate personnel entrance
- Ladies/gents WC facilities
- Car parking



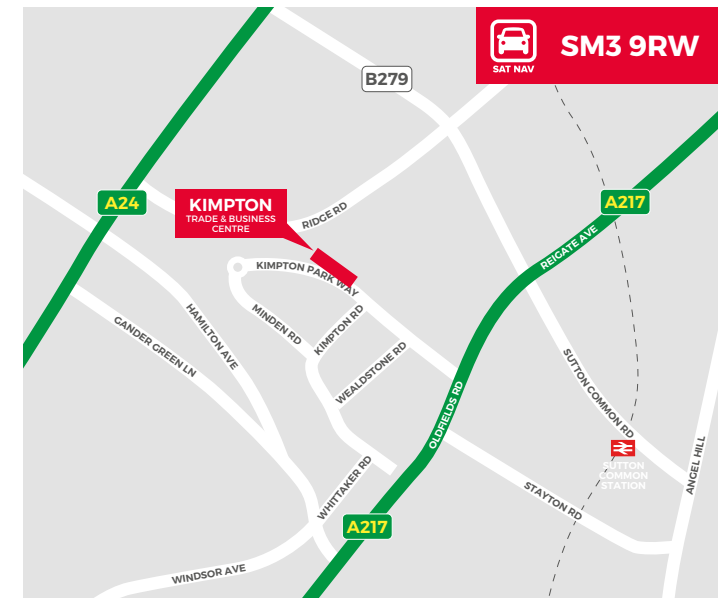
WC FACILITIES



SINGLE ROLLER SHUTTER DOOR



CAR PARKING



On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Rachel Sharman
rachel.sharman@ipif.co.uk

CENTRO
020 8401 1000
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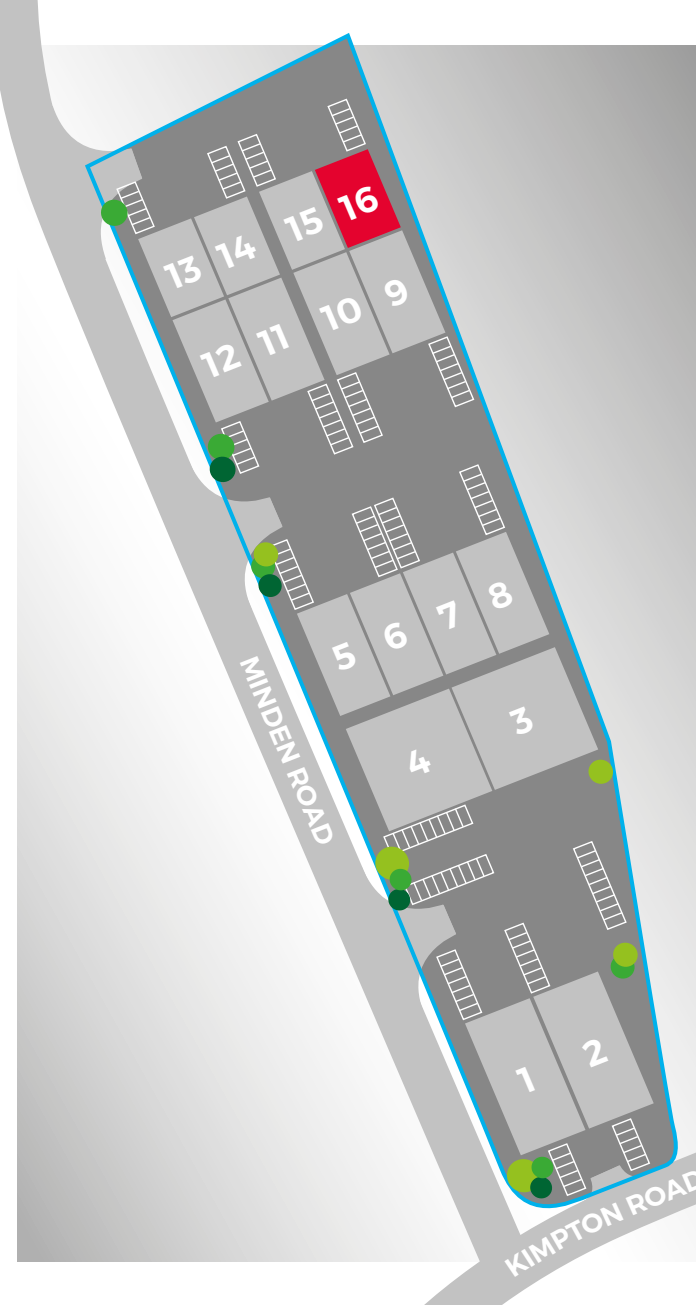
Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 16	M ²	FT ²
Ground Floor Warehouse	203.8	2,194
First Floor Offices	23.8	256
TOTAL	227.6	2,450



UNIT	OCCUPIER	M ²	FT ²
1	GRAHAMS PLUMBERS MERCHANTS LTD	N/A	N/A
2	PLUMB CENTRE	N/A	N/A
3	NU FLAME LTD	N/A	N/A
4	BRATTONSOUND ENGINEERING LTD	N/A	N/A
5	MEXTRADE LTD	N/A	N/A
6	CITY ELECTRICAL FACTORS LTD	N/A	N/A
7	GETIR UK LTD	N/A	N/A
8	ADVANCED ACCESS PLATFORMS LTD	N/A	N/A
9	SATIN IVY LAUNDRY SERVICE LTD	N/A	N/A
10	METROPOLITAN ART TRANSPORT	N/A	N/A
11	YESSS ELECTRICAL LTD	N/A	N/A
12	EVRI	N/A	N/A
13	EVRI	N/A	N/A
14	YESSS ELECTRICAL LTD	N/A	N/A
15	ACME JOINERY	N/A	N/A
16	TO LET	227.6	2,450



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LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Details available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC is available on request.



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