

# UNIT TO LET

## 6,154 ft<sup>2</sup> (572 m<sup>2</sup>)



TRADE COUNTER  
/INDUSTRIAL



CLOSE PROXIMITY  
TO THE A217



GOOD ALLOCATED  
CAR PARKING



[www.ipif.com/kimpton](http://www.ipif.com/kimpton)

TRADE COUNTER UNIT TO LET

# 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.

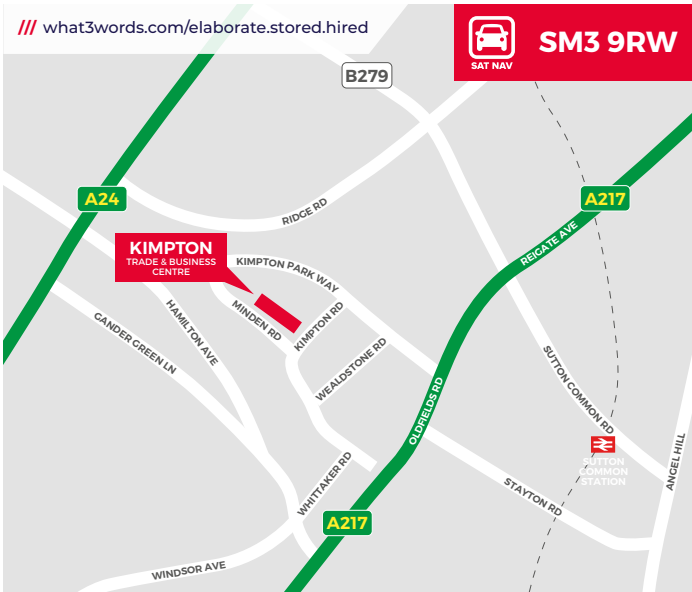
## DESCRIPTION

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

## SPECIFICATION

The unit benefits from the following:

- Frontage to Minden Road
- Gated communal yard
- Single roller shutter door
- Eaves height 4.7 m
- Separate personnel entrance
- Ladies/gents WC facilities
- Allocated 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  
www.centro.plc.uk

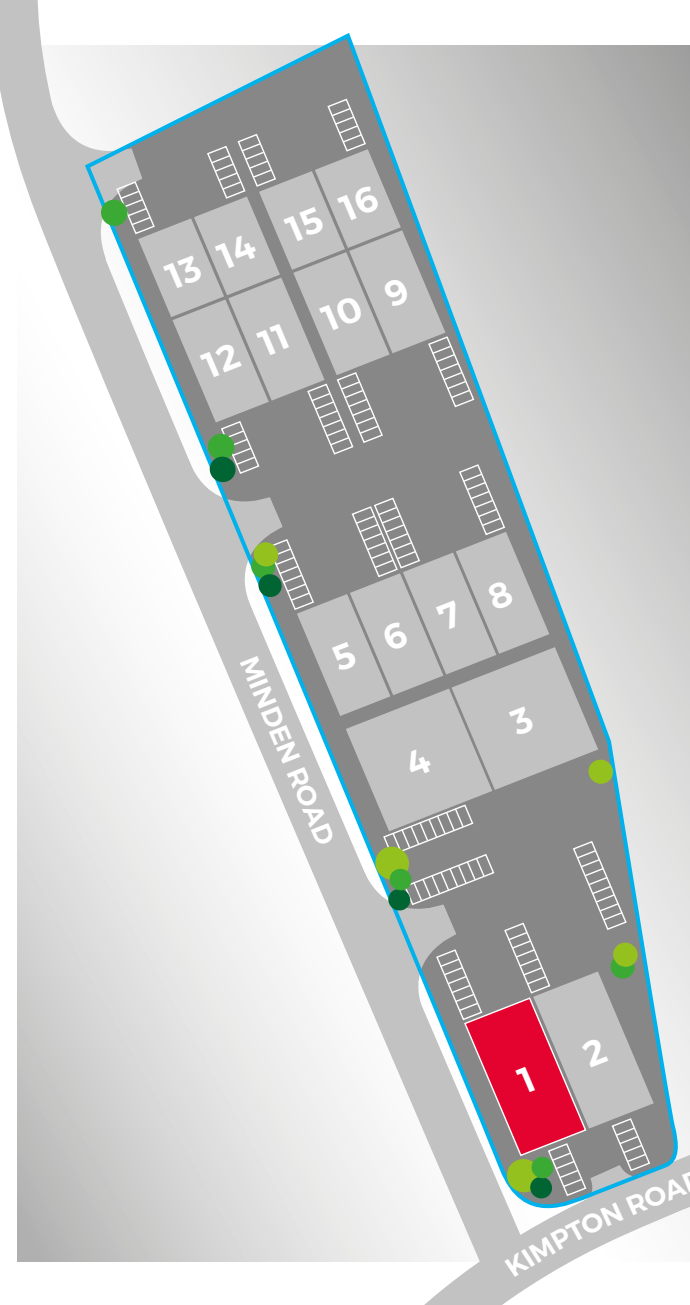
**Morgan Pérez**  
morganperez@centro.plc.uk

**Paul Harwood**  
paulharwood@centro.plc.uk

## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 1	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	385.5	4,149
Ground Floor Office & Ancillary	94.9	1,021
First Floor Office	91.4	984
<b>TOTAL</b>	<b>571.8</b>	<b>6,154</b>



UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
1	<b>TO LET</b>	<b>571.8</b>	<b>6,154</b>
2	TILE GIANT	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



On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Rachel Sharman**  
rachel.sharman@ipif.co.uk

**CENTRO**  
020 8401 1000  
www.centro.plc.uk

**Morgan Pérez**  
morganperez@centro.plc.uk

**Paul Harwood**  
paulharwood@centro.plc.uk



## LEASE TERMS

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

## BUSINESS RATES

Current 2023 Rateable Value is £69,500.

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

The property has a current rating of C - 64.

EPC is available on request.



On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Rachel Sharman**  
rachel.sharman@ipif.co.uk

**CENTRO**  
020 8401 1000  
www.centro.plc.uk

**Morgan Pérez**  
morganperez@centro.plc.uk

**Paul Harwood**  
paulharwood@centro.plc.uk