

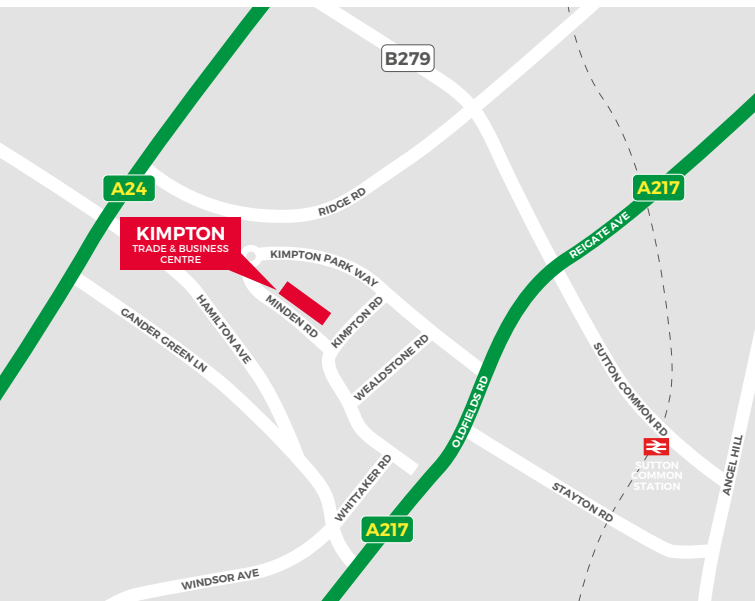
**TO LET**  
2,565 - 3,277 ft<sup>2</sup> (238 - 304 m<sup>2</sup>)



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

**IPIF**  
**TRADE**

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



## 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 properties comprise of modern trade counter/warehousing units of steel portal frame construction clad with profile metal sheeting and single-storey offices. Access is gained via single roller shutter doors and separate personnel entrance.

## SPECIFICATION

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

## LEASE TERMS

The units are available on new full repairing and insuring leases.

## BUSINESS RATES

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

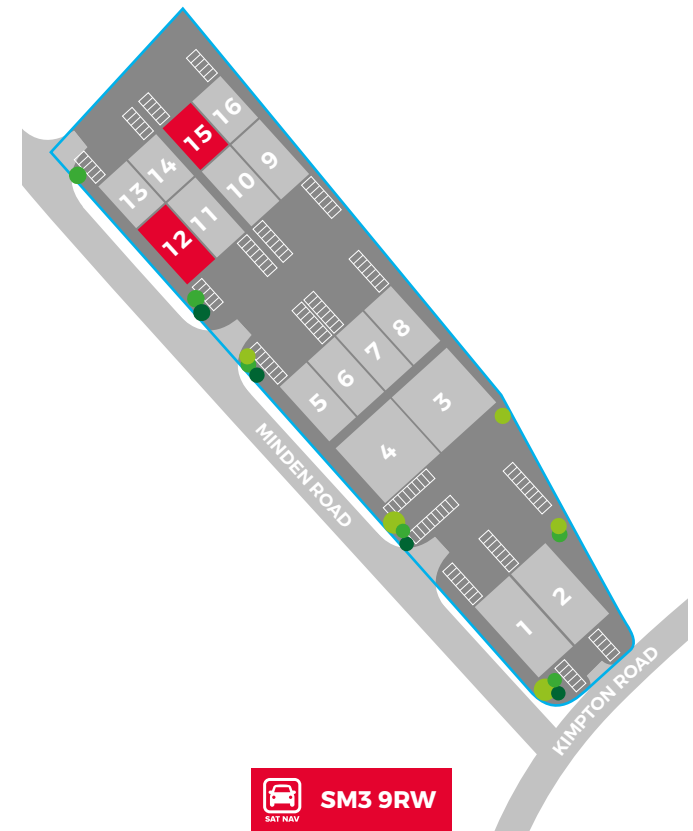
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

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

## ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the Landlord

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

**Aaron Burns**  
aaron.burns@ipif.co.uk

**JLL**  
020 7493 4933  
jll.co.uk/property

**Tim Clement**  
tim.clement@eu.jll.com  
**Hugo Jack**  
hugo.jack@eu.jll.com

**CENTRO**  
020 8401 1000  
www.centro.plc.uk  
Mid-Day Court 30 Brighton Rd Sutton Surrey SM2 5BH

**Morgan Pérez**  
morganperez@centro.plc.uk  
**Paul Harwood**  
paulharwood@centro.plc.uk

# KIMPTON TRADE & BUSINESS CENTRE

## MINDEN ROAD, SUTTON, SM3 9RW

### AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
1	GRAHAMS PLUMBERS MERCHANTS LTD	N/A	N/A
2	WOLSESELY LTD	N/A	N/A
3	NU FLAME LTD	N/A	N/A
4	BRATTONSOUND ENGINEERING LTD	N/A	N/A
5	HAMMONDS FURNITURE LTD	N/A	N/A
6	CITY ELECTRICAL FACTORS LTD	N/A	N/A
7	DEANS BLINDS 7 AWNINGS 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	MEXTRADE LTD	N/A	N/A
11	YESSS ELECTRICAL LTD	N/A	N/A
12	<b>TO LET</b>	<b>304.40</b>	<b>3,277</b>
13	HERMES PARCELNET LIMITED	N/A	N/A
14	YESSS ELECTRICAL LTD	N/A	N/A
15	<b>TO LET</b>	<b>238.32</b>	<b>2,565</b>
16	SIG TRADING LIMITED	N/A	N/A



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aaron.burns@ipif.co.uk



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tim.clement@eu.jll.com  
**Hugo Jack**  
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### SPECIFICATION

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### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 12	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	304.40	3,277	D-92

UNIT 15	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	238.32	2,565	D-83

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