



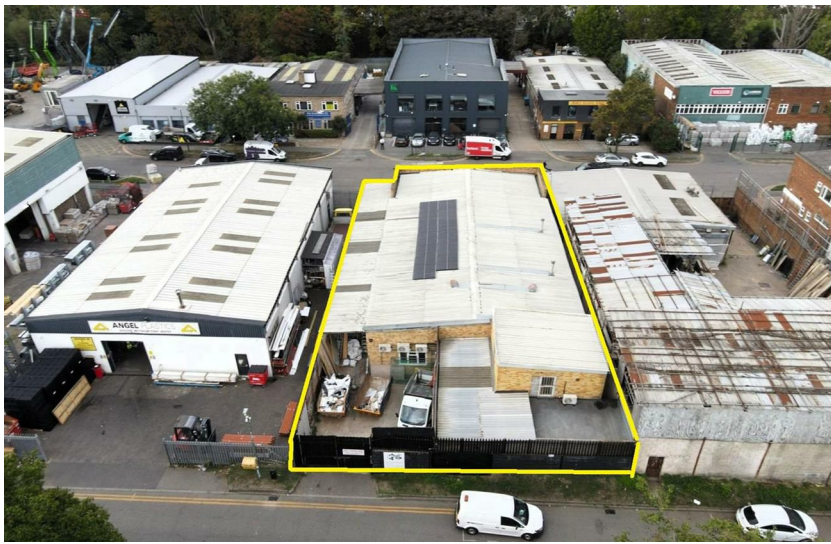
**UNIT 6 SANDIFORD ROAD, KIMPTON
INDUSTRIAL ESTATE, SUTTON, LONDON,
CM2 0DD
£100,000 Per Annum**



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

Description

6 Sandiford Road provides a flexible industrial / warehouse opportunity on the established Kimpton Industrial Estate, Sutton's principal commercial and trade location.

The property extends to approximately 5,800 sq ft (465 sq m)

The accommodation is suitable for a range of occupiers including trade counter, storage, distribution, workshop, production and general industrial uses. The unit is available as a whole or on a split basis, subject to agreement and the final configuration of the accommodation.

When let as a whole, the property benefits from two separate entrances and a useful external yard / parking area, providing operational flexibility for loading, storage and vehicle parking.

Location

The property is located on Sandiford Road, within the well-established Kimpton Industrial Estate in Sutton. The estate is accessed from Oldfields Road (A217) and provides convenient road links to Sutton town centre, Cheam, Worcester Park, Wallington, Croydon, Mitcham, Kingston and the wider South London area.

Kimpton Industrial Estate is Sutton's principal industrial and trade location, benefiting from a broad occupier base and strong access to the local labour catchment. Nearby occupiers include trade, warehouse, logistics, automotive and retail businesses. Current marketing at the estate includes modern industrial accommodation on Minden Road and Kimpton Park Way, reinforcing the estate's position as an established location for warehouse and trade users.

Terms

Guide rent £100,000 pa

Viewings

contact sole agents Christopher St James 020 8296 1270

020 8296 1273

www.csj.eu.com

info@csj.eu.com