ROYAL MILLS

New industrial/warehouse scheme 9,687 sq ft to 70,859 sq ft

Sandown Industrial Park
Mill Road  Esher  KT10 8BL

New industrial/warehouse scheme 9,687 sq ft to 70,859 sq ft
An exciting new industrial / warehouse scheme on Sandown Industrial Park, Esher, offering a range of flexible* unit options from 9,687 sq ft to 70,859 sq ft.

**SPECIFICATION**
- Minimum 5m clear eaves height
- Level surface 3m x 5m high insulated colour coded sectional doors will be provided as required*
- 25 kN/m² general floor loading
- 3 phase electrical supply
- Mains gas supply
- Securable service yards
- 3 acre site
- 10% high spec comfort cooled offices (increased to suit)
- Ample car parking
- Target EPC – B

**LOCATION**
Sandown Industrial Park is strategically located close to Esher town centre within striking distance of London and the wider South East motorway network.

Access to the A3 and the M25 at Junction 9 & 10 is superb.

Esher mainline railway station is close by and provides a fast and regular direct service to London Waterloo with a journey time of 20 minutes.

**TERMS**
The premises will be available direct from the landlord on a new full repairing and insuring lease or leases for a term to be agreed. The rent is exclusive of all outgoings.

For further information please contact the letting agents.

**OPTION 1**

<table>
<thead>
<tr>
<th>Unit</th>
<th>sq m</th>
<th>sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>5,413</td>
<td>58,265</td>
</tr>
<tr>
<td>First offices</td>
<td>1,170</td>
<td>12,594</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,583</strong></td>
<td><strong>70,859</strong></td>
</tr>
</tbody>
</table>

All measurements quoted are based on Gross Internal Areas.
## OPTION 2

<table>
<thead>
<tr>
<th>Unit</th>
<th>sq m</th>
<th>sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>2,342</td>
<td>25,209</td>
</tr>
<tr>
<td>Ground</td>
<td>3,067</td>
<td>33,013</td>
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<tr>
<td>First offices</td>
<td>625</td>
<td>6,727</td>
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<tr>
<td>Total</td>
<td>3,692</td>
<td>39,740</td>
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## OPTION 3

<table>
<thead>
<tr>
<th>Unit</th>
<th>sq m</th>
<th>sq ft</th>
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</thead>
<tbody>
<tr>
<td>A1</td>
<td>1,824</td>
<td>19,633</td>
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<tr>
<td>Ground</td>
<td>2,035</td>
<td>21,905</td>
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<tr>
<td>First offices</td>
<td>429</td>
<td>4,618</td>
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<tr>
<td>Total</td>
<td>2,464</td>
<td>26,523</td>
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</table>

## OPTION 4

<table>
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<th>Unit</th>
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<th>sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>1,225</td>
<td>13,185</td>
</tr>
<tr>
<td>Ground</td>
<td>1,028</td>
<td>11,065</td>
</tr>
<tr>
<td>First offices</td>
<td>197</td>
<td>2,120</td>
</tr>
<tr>
<td>Total</td>
<td>900</td>
<td>9,687</td>
</tr>
</tbody>
</table>

*Areas have some flexibility, subject to an early contract*
Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989: Unless otherwise stated, all parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction. July 2019.

**Road**
- A3: 3 miles
- M25 (Junction 10): 7 miles
- Heathrow Airport: 9 miles
- London: 19 miles
- Gatwick Airport: 25 miles
- Southampton: 70 miles
- Folkestone: 80 miles

**Rail**
- London (Waterloo): 20 minutes
- Guildford: 37 minutes
- Gatwick Airport: 40 minutes
- Portsmouth: 59 minutes

Sources: Google maps & trainline.com

**VIEWING**
Strictly through sole letting agents.

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