

PRIME SOUTH WEST LONDON FREEHOLD OR LEASEHOLD OPPORTUNITY

VICTORY HOUSE, COX LANE, CHESSINGTON, KT9 1SG

FOR SALE / TO LET

COGENTRE.CO.UK

SUMMARY

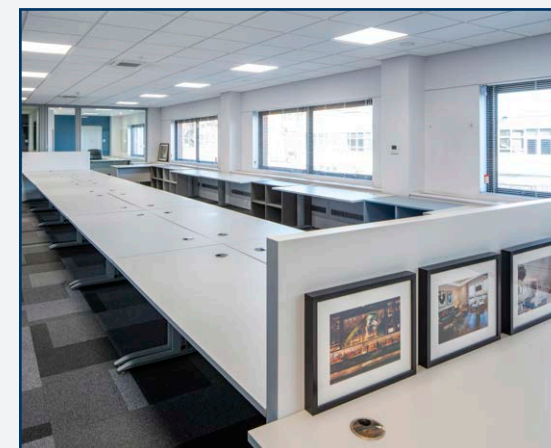
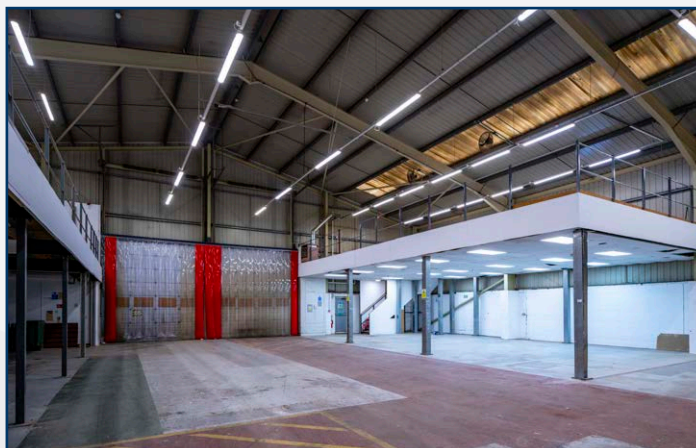


PROPOSAL

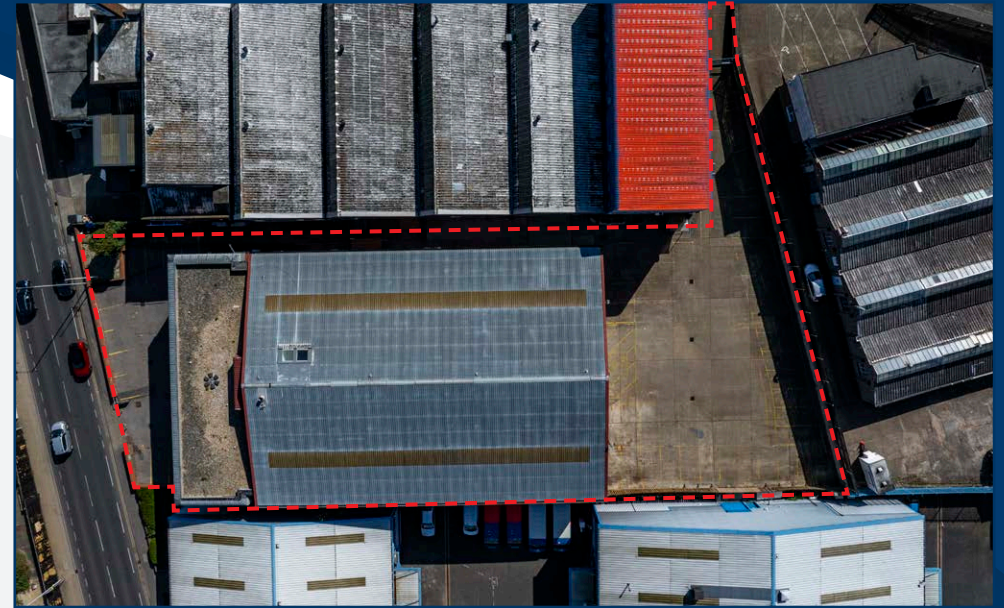
FREEHOLD - OFFERS SOUGHT IN EXCESS OF **£4,350,000** (FOUR MILLION THREE HUNDRED AND FIFTY THOUSAND POUNDS) SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT.

LEASEHOLD – A NEW LEASE IS AVAILABLE ON FRI TERMS AT AN ANNUAL RENT OF **£350,000** PER ANNUM EXCLUSIVE OF VAT.

- A great opportunity to acquire the **freehold interest** in a Last Mile industrial warehouse unit on Chessington Industrial Estate.
- The property comprises a **self-contained** industrial warehouse unit with a floor area of 26,270 sq ft.
- Strategically situated **five miles south of Kingston town centre**, accessible off Cox Lane, part of Chessington Industrial Estate.
- Opportunity to refurbish/reposition the existing building offering a **range of uses** STP.
- Great **proximity** to the A3.
- Neighbouring **Tolworth Station** and **Chessington North Station**.



LOCATION



SITUATION

Victory House is located on Cox Lane within the well-established Chessington Industrial Estate in the Royal Borough of Kingston upon Thames, approximately 13 miles south-west of Central London.

The property benefits from excellent transport links, with easy access to the A3, which connects directly to the M25 (Junction 10) and central London. Chessington North and Chessington South railway stations are both within walking distance and provide regular services to London Waterloo via Surbiton. Several bus routes also serve the area, enhancing connectivity for staff and visitors. Premier Inn London Tolworth is also within walking distance.

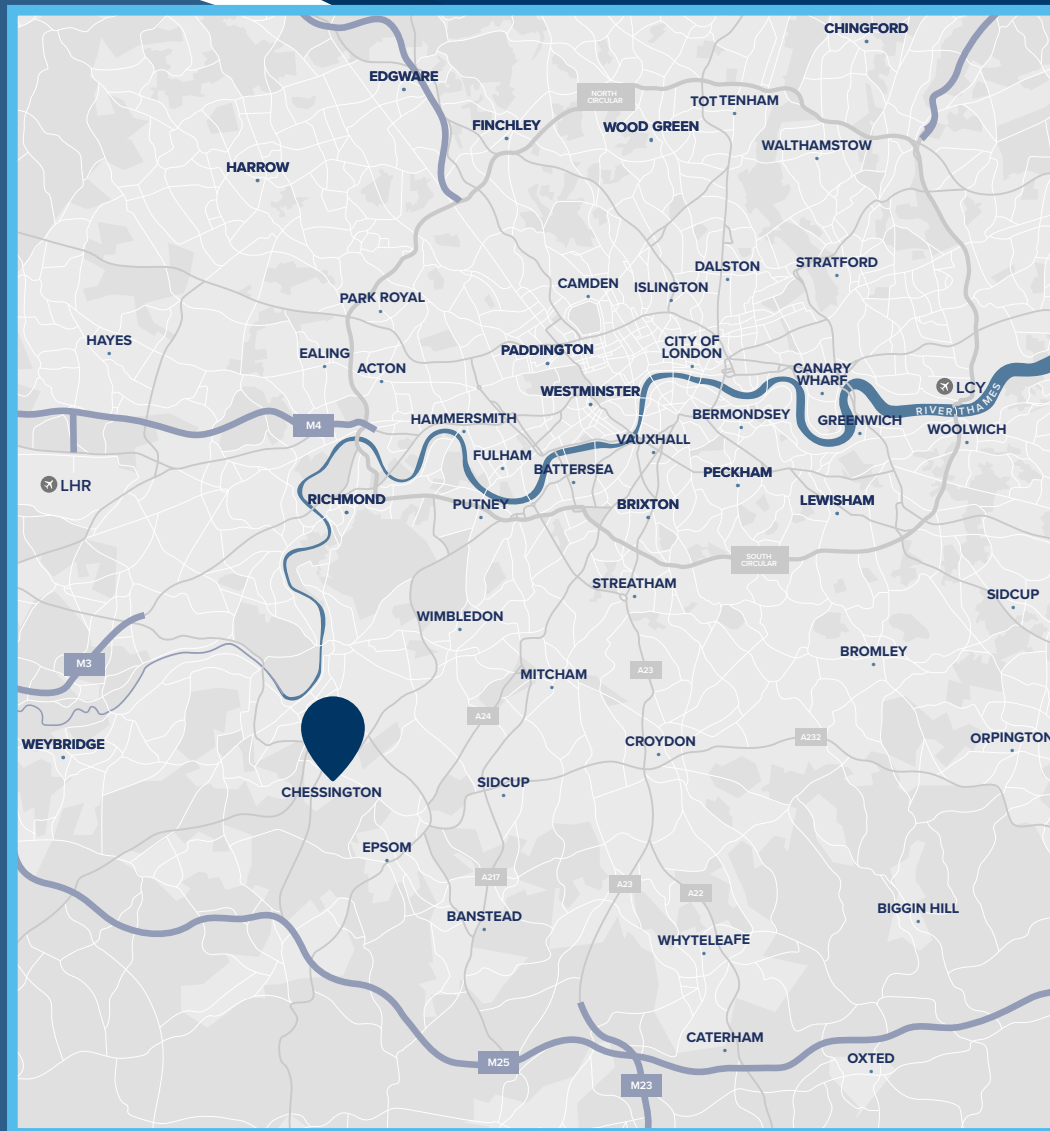
The surrounding industrial estate is home to a diverse range of occupiers, including trade counter businesses, logistics operators, and light industrial users. Notable nearby occupiers include Screwfix, Toolstation, Howdens, Royal Mail, and Selco Builders Warehouse, making this a thriving commercial location for a wide range of business activities.



CONNECTIVITY

LONDON

TOWN	MILES	DRIVE TIME
Kingston upon Thames	5 miles	15 mins
Epsom	6 miles	15 mins
Leatherhead	9 miles	20 mins
Croydon	14 miles	35 mins
MOTORWAY	MILES	DRIVE TIME
M25 J9 (Leatherhead)	6 miles	10 mins
M23 J8 (links to Gatwick)	15 miles	20 mins
M3 J1 (Sunbury)	10 miles	18 mins
M4 J3 (Heathrow)	15 miles	25 mins
RAIL / BUS	MILES	WALK TIME
Tolworth Overground	0.9 miles	19 mins
Chessington North Overground	0.7 miles	16 mins
Cox Lane K2 Route	0.08 miles	1 min
AIRPORT	MILES	DRIVE TIME
Heathrow	13 miles	40 mins
Gatwick	24 miles	35 mins



DESCRIPTION

Victory House comprises a detached, purpose-built office building arranged over three floors, with an adjoining industrial unit to the rear.

The property offers a prominent roadside position within close proximity to the A3, providing swift access to the M25 and Central London. Chessington North Station is within walking distance, offering direct rail services to London Waterloo.

The building is of traditional brick construction with a steel frame, externally clad in brickwork and profile metal sheeting beneath a metal panel roof incorporating translucent roof lights.

Externally, the property benefits from a forecourt providing dedicated parking to the front, with additional parking and a loading area situated at the rear, accessed via Roebuck Road.



The unit comprises the following specification:

- 2 surface level electric loading doors
- Large and secure fenced self-contained yard
- Internal height of 7.08m raising to 9.77m
- 3-phase power
- High quality office space, suitable for HQ style operation
- Quick road connectivity via the A3
- 46 allocated car parking spaces
- B2/B8 use class

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground floor office	5,229	485.80
First floor office	4,776	443.70
Lower ground floor office	4,468	415.07
Rear ground floor warehouse	7,641	709.86
Mezzanine A	2,738	254.34
Mezzanine B	1,418	131.79
Total Gross Internal Area	26,270	2,440.56

EXTERNAL AREA	SQ FT	SQ M
Front car park	4,054	376.63
Rear yard / parking	9,706	901.75

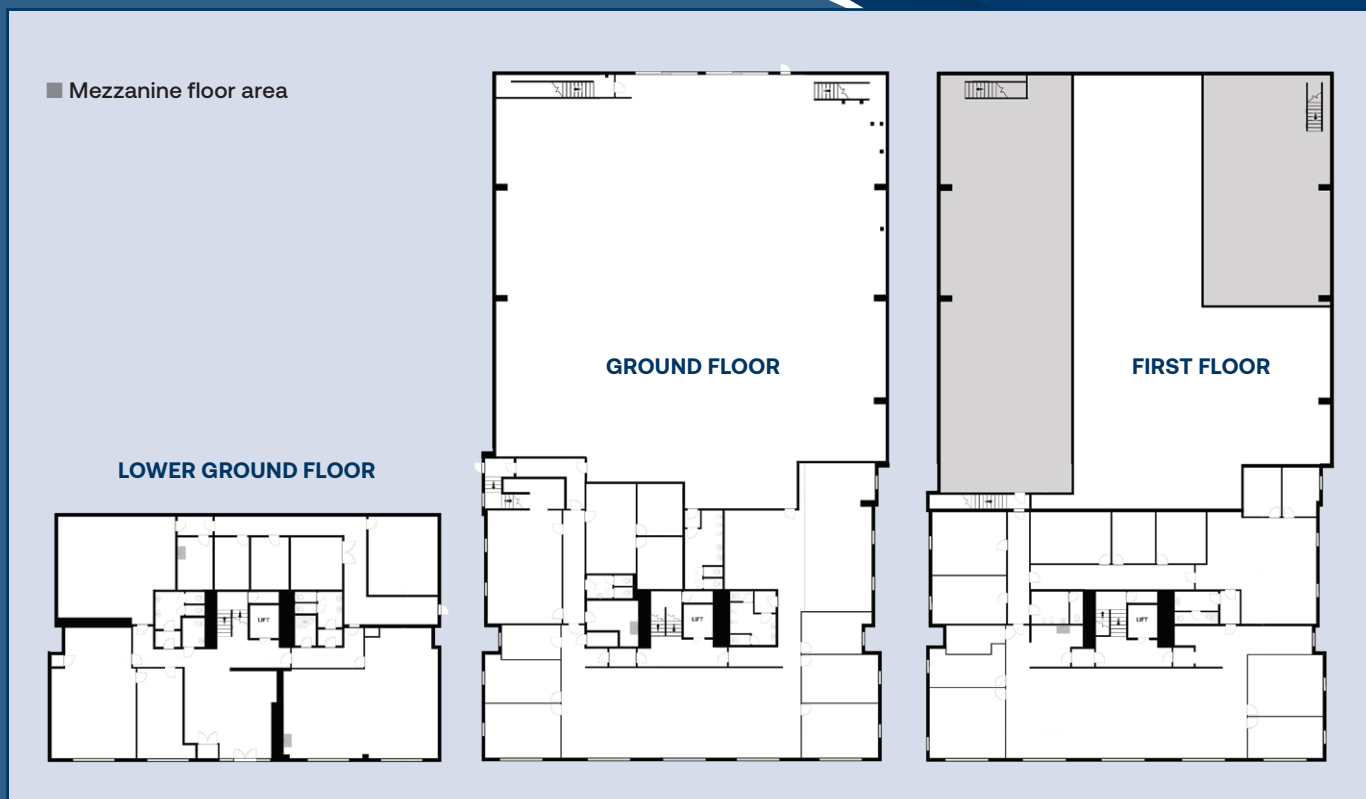
SITE

The warehouse sits on a site measuring 0.682 acres (0.275 hectares).

EPC

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FLOORPLAN

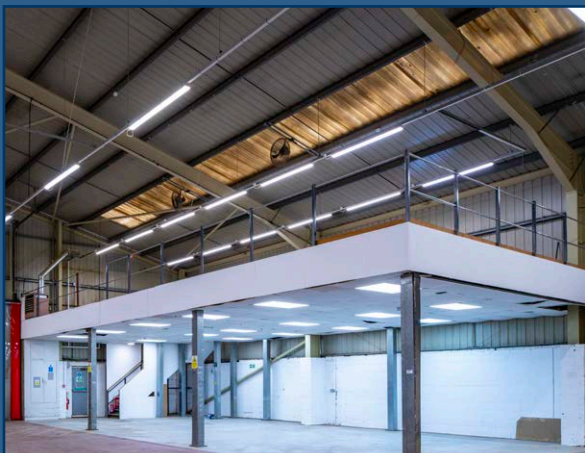


Existing floorplans with the current office allocation.

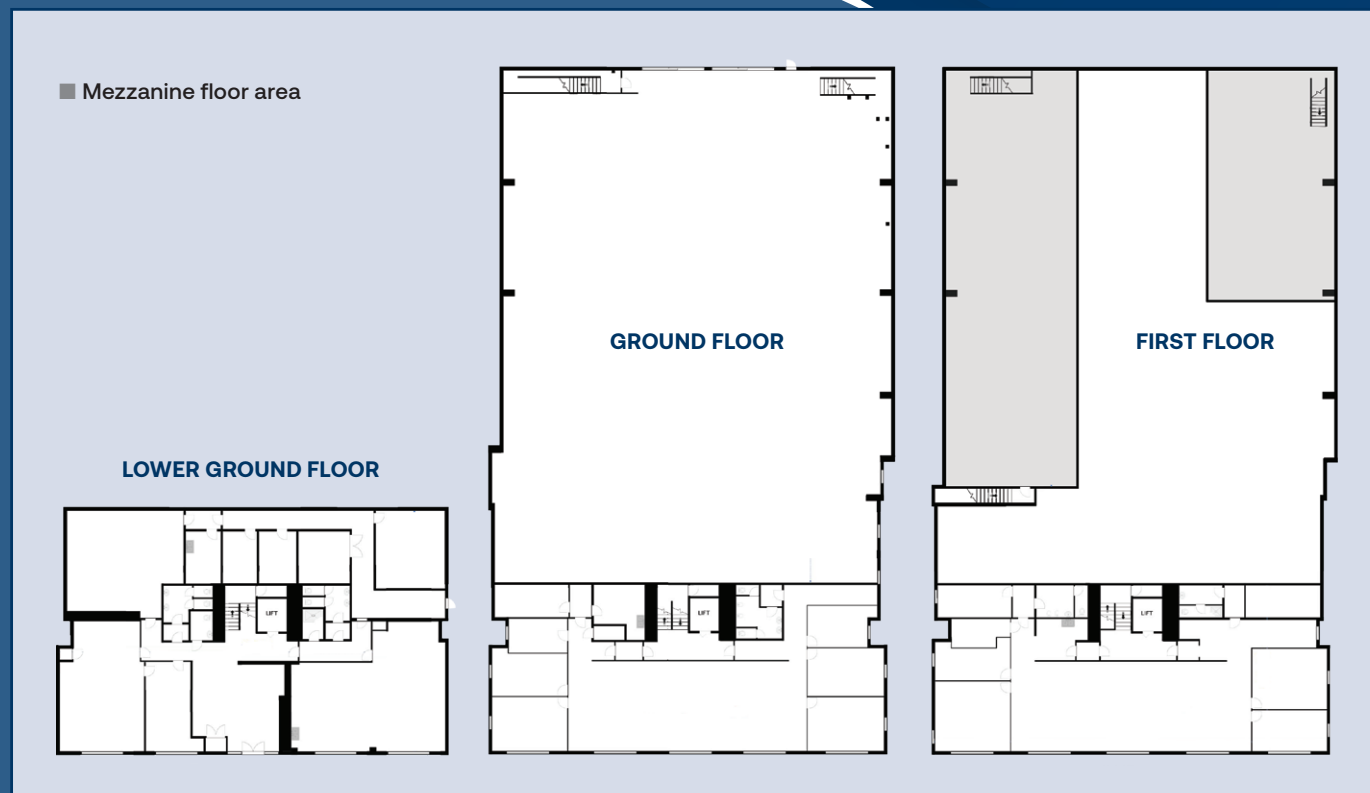
POTENTIAL OPPORTUNITY

An opportunity exists to remove part of the existing offices back to the lift shaft, enabling a buyer to maximise the potential warehouse space.

Adjusted areas estimates are as follows:	SQ FT
Lower ground floor office (not including the back service space)	2,765
Ground floor office (office trimmed back to lift)	2,766
First floor office (offices trimmed back to lift)	2,737
Warehouse	9,569
Large mezzanine	2,738
Small mezzanine	1,418
Total Gross Internal Area	21,993



FLOORPLAN

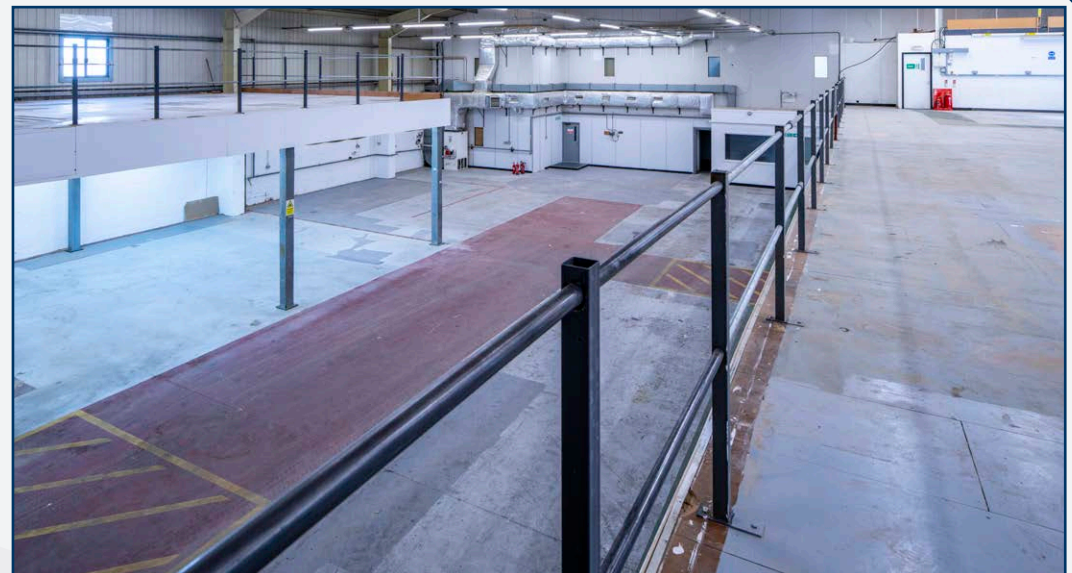


OCCUPATIONAL MARKET

The industrial market in South West London, particularly around Chessington, remained resilient throughout 2024, with demand for well-located secondhand warehouse space showing no signs of slowing. In established estates, quality existing units continue to attract strong interest from occupiers seeking functional space without the premium costs associated with new builds.

Chessington, along with nearby areas such as Tolworth and New Malden, offers a compelling alternative to more central locations. Mid-box warehouse rents for secondhand units typically range from £18.00 to £24.00 per sqft, depending on the building's condition, fit-out, and accessibility.

The area's strong transport links via the A3 and M25, along with direct rail access into Central London, make it a strategic choice for trade counter, urban logistics, and light industrial users. With new availability limited and many businesses prioritising location and value over brand-new stock, well-maintained secondhand warehouses are increasingly in demand - driving competition and helping to underpin rental growth across the South West London industrial market.



LOCAL AVAILABILITY

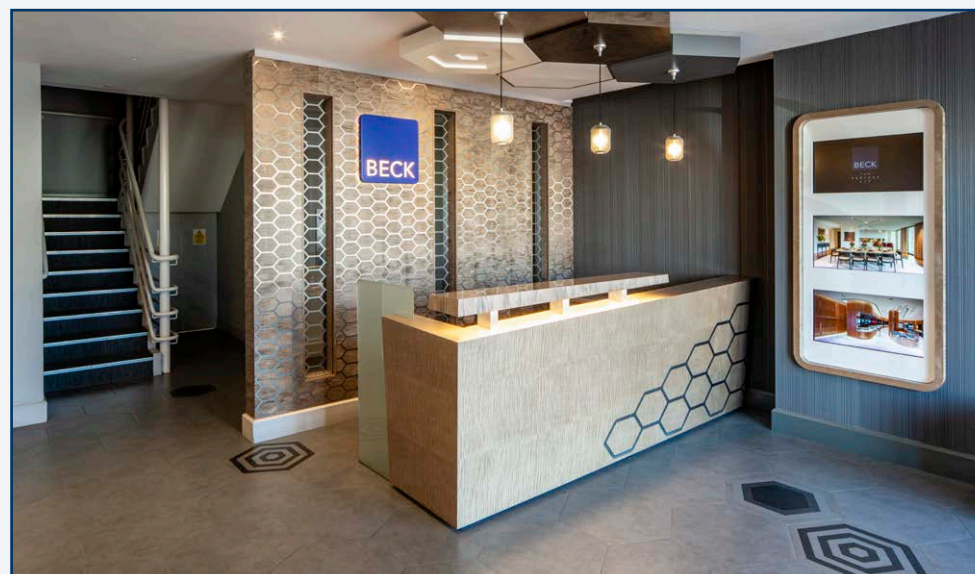


ADDRESS	SIZE (SQ FT)	QUOTING (PSF)
DC4 Prologis Park, Chessington	29,996	£20.00
Unit 6 Barwell Business Park, Chessington KT9 2NY	9,081	£25.00
Unit 29 Barwell Business Park, Chessington KT9 2NY	24,552	£25.00
Unit 7 Compass Business Park, Chessington KT9	16,181	£26.50
Metroplex Park Tolworth, Chessington KT67QD	4,413 - 18,072	£25.50-27.50



LOCAL OCCUPATIONAL TRANSACTIONS

ADDRESS	LOCATION	SIZE (SF)	RENT	STATUS
Unit 10, Chessington Industrial Estate	Chessington	6,899	c. £22.00	Under Offer
44 Barwell Business Park, Chessington	Chessington	18,826	c.£25.00	Under Offer
Unit 8, Metroplex Park, Chessington	Chessington	7,039	£25.00	Complete
Unit 7 & 7A, Nelson Trade Park, Wimbledon	Wimbledon	8,309	£24.00	Complete
Units 13 & 14, Nelson Trading Estate, Wimbledon	Wimbledon	18,146	£22.00	Complete
29 Deer Park Road, Wimbledon	Wimbledon	11,175	£25.50	Complete
Unit 16, Mitcham Industrial Estate	Mitcham	10,512	£25.00	Complete



VAT

The property is elected for VAT.

DATA ROOM

Access to the data room can be provided upon request.

ANTI-MONEY LAUNDERING

The successful party will be required to satisfy AML requirements once Heads of Terms are agreed.

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FURTHER INFORMATION

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