

# Typhoon Chessington

Prime Development /  
Refurbishment Opportunity



Planning Permission Granted

Typhoon, Oakcroft Road, Chessington Industrial Park, London, KT9 1RH

Tribridge

COGENT  
REAL ESTATE





# EXECUTIVE SUMMARY

- ↗ Prime ultra-urban industrial development opportunity in **South West London**;
- ↗ Located in Chessington, part of the London Borough of Kingston Upon Thames, in South West London;
- ↗ Strategically situated **five miles south of Kingston town centre**, accessible off **Oakcroft Road**, part of **Chessington Industrial Park**;
- ↗ The property is **one mile south west of the Tolworth junction of the A3**, which provides **quick access to the wider South West London suburbs**;

- ↗ A **0.9 acre rectangular site** with detailed planning consent for **19,693 sq ft of Class E(g)(iii)/B2/B8**; across **2 units**;
- ↗ The existing property comprises of a **mixed-use building of office accommodation and adjoining warehouse**, extending to **28,669 sq ft (GIA)**;
- ↗ **Freehold**;
- ↗ The site is offered with **vacant possession**.



## PROPOSAL

Unconditional offers are sought for the freehold interest with vacant possession.





# Typhoon

Kingston upon Thames  
5.0 miles / 15 mins

Central London  
13.0 miles / 35 mins

Tolworth Station  
3.0 miles / 21 mins walk

TESCO

DIGITAL REALTY

SCREWFIX

GENTLEMAN & A VAN  
REMOVALS & STORAGE

Prochem

THE BIG  
YELLOW  
SELF  
STORAGE  
COMPANY

OLIVER BONAS

WKT travel  
EXPERTS IN TRAVEL PACKAGING

HOWDENS

selco BUILDERS  
WAREHOUSE

Wismettac  
Harro Foods Limited

King Georges  
Industrial Estate

A3  
0.9 mile / 4 mins

A3

Davis Road  
Industrial Park

M25 J9  
5.0 miles / 10 mins

Oakcroft Road

Chessington North  
0.6 miles / 13 mins walk





## LOCATION

Typhoon is located in the London Borough of Kingston upon Thames, a well-established hub for industrial and warehouse operations in South West London. The property is strategically positioned 13 miles south west of Central London, 3 miles south of Kingston upon Thames.

The location offers exceptional transport connectivity, sitting adjacent to the A3, which provides direct links to Central London and the M25 motorway. Junctions 9 and 10 of the M25 are located 5 and 10 miles to the south west, facilitating easy access to the wider motorway network.

Public transport connections are also strong, with Chessington North and Tolworth railway stations, both within walking distance, providing frequent services to London Waterloo in approximately 35 minutes.

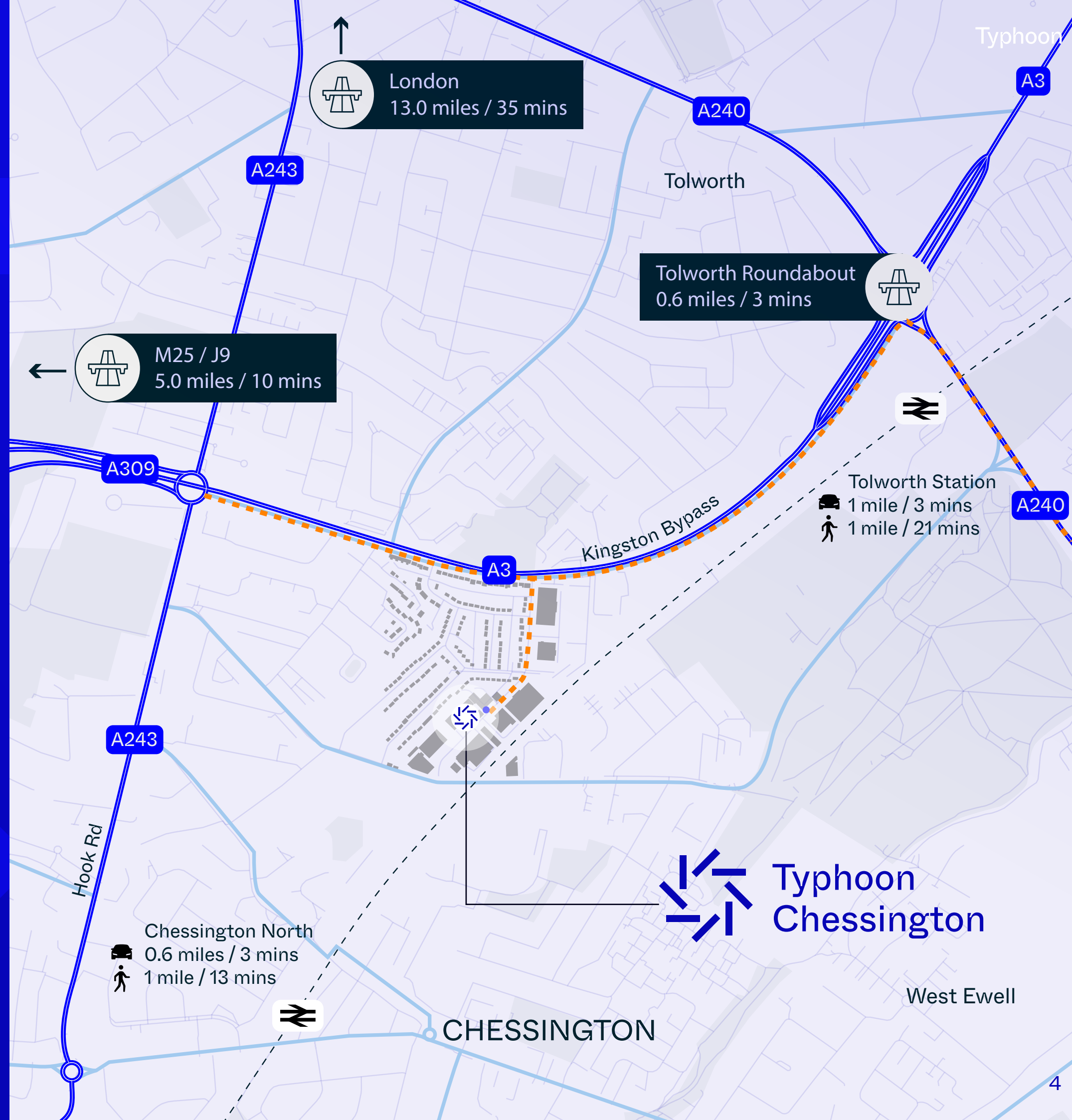
For international travel, Heathrow Airport is approximately 9 miles to the north west, while Gatwick Airport lies 24 miles to the south east.

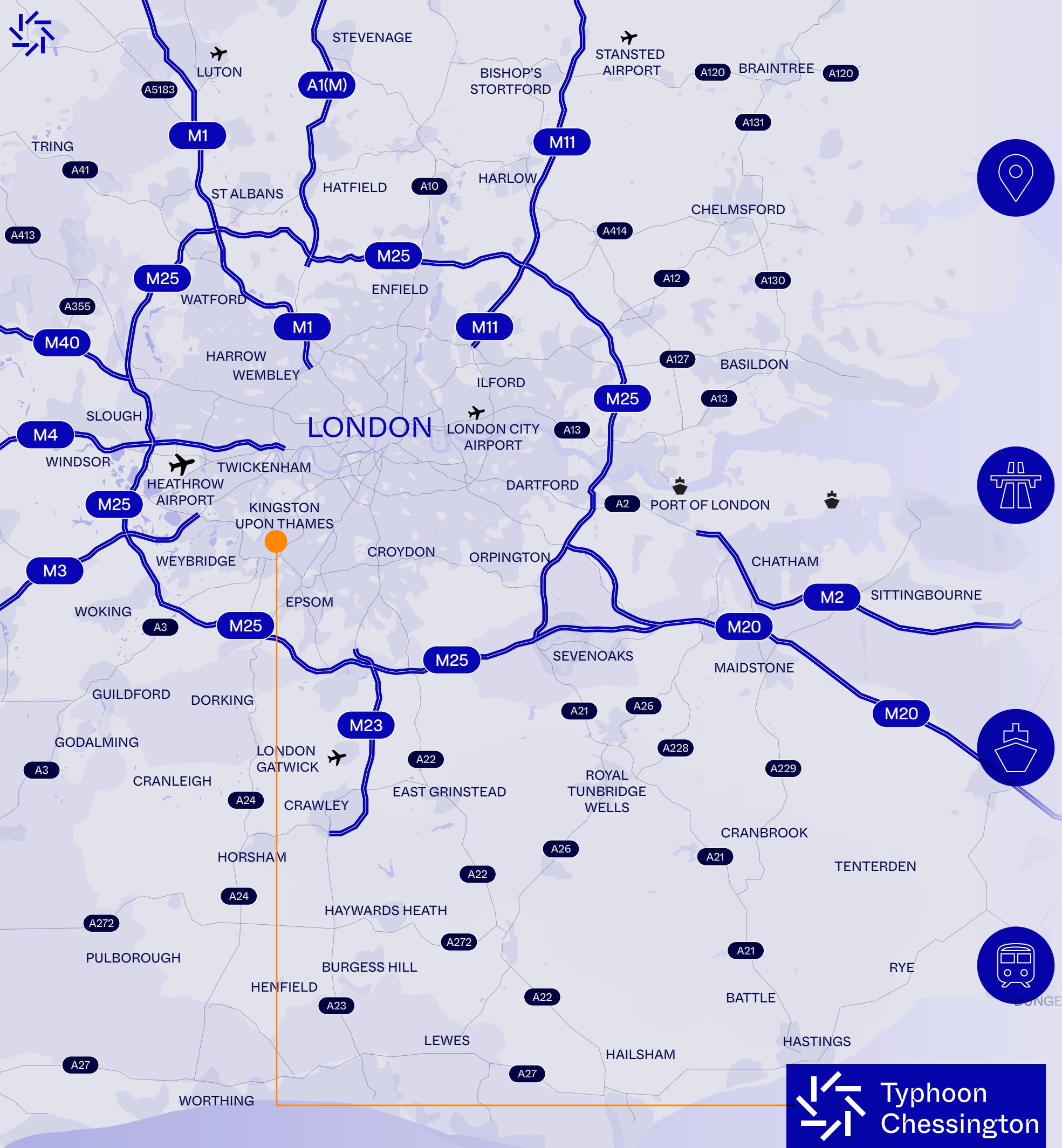
## SITUATION

The property is situated three miles south of Kingston town centre, benefitting from a highly accessible position on Oakcroft Road, within Chessington Industrial Park. The Tolworth junction of the A3 lies just one mile to the east, providing swift connectivity to South West London and beyond.

The park is home to major institutional landlords, including Royal London, Aviva, and Orchard Street IM, and accommodates notable occupiers such as Howdens, Oliver Bonas, Screwfix, Selco, and Volante.

OLIVER BONAS





# CONNECTIVITY

TOWN	DISTANCE	CAR JOURNEY
Kingston upon Thames	5.0 miles	15 mins
Epsom	6.0 miles	15 mins
Leatherhead	9.0 miles	20 mins
Guildford	18.0 miles	30 mins
Croydon	14.0 miles	35 mins

MOTORWAY	DISTANCE	CAR JOURNEY
M25 J9 (Leatherhead)	5.0 miles	10 mins
M23 J8 (links to Gatwick)	15.0 miles	20 mins
M3 J1 (Sunbury)	10.0 miles	18 mins
M4 J3 (Heathrow)	15.0 miles	25 mins

PORT	DISTANCE	TIME
Port of Southampton	65.0 miles	1 hr 20 mins
Port of Dover	75.0 miles	1 hr 30 mins
London Gateway Port	40.0 miles	55 mins

TRAIN STATION	DISTANCE	WALKING TIME
Chessington North	0.6 miles	12 mins
Tolworth	0.7 miles	14 mins
Chessington South	1.2 miles	24 mins
Surbiton	1.5 miles	30 mins






# EXISTING ACCOMMODATION


## DESCRIPTION

The existing property consists of a mixed-use building, primarily featuring office space alongside an adjoining warehouse. Originally built as an industrial unit, the building was later reconfigured to accommodate both office and industrial functions.


The warehouse, located at the rear, benefits from a full-height roller shutter doors, solid concrete flooring, and a 6m eaves height. The roof incorporates translucent panels to enhance natural light.




2 Level Access Doors




First Floor Office



On-site Car Parking

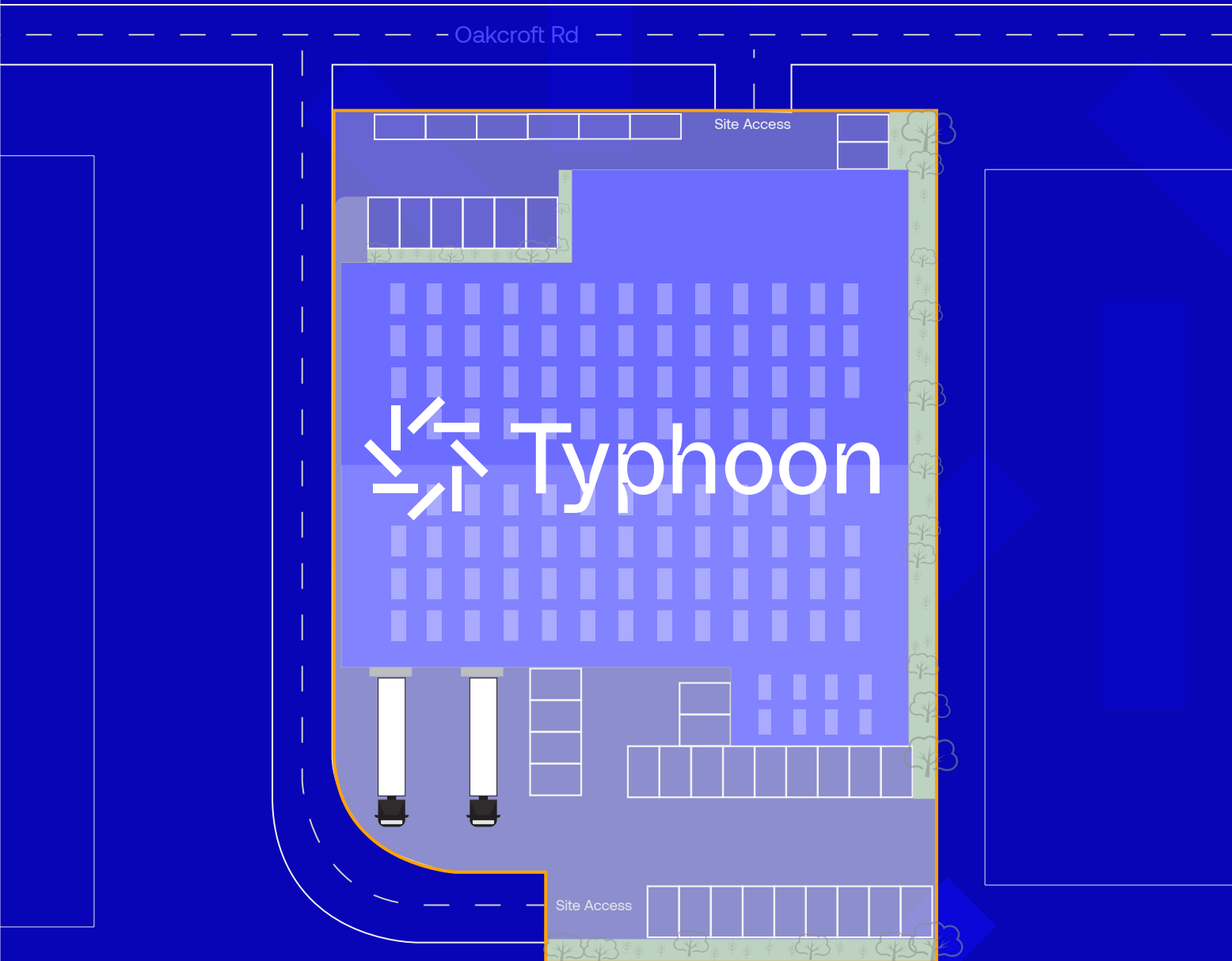


6m Eaves Height



LED Lighting

# CURRENT CONFIGURATION



## ACCOMMODATION

FLOOR	GIA (SQ FT)
Ground Floor Office	17,137
1st Floor Office	11,532
TOTAL	28,669

## SITE

The site extends to a total area of 0.9 acres (0.36 Ha), providing approximately 50% ground floor site coverage.

## TENANCY

The property will be sold with vacant possession.

## TENURE

Freehold.









# PROPOSED ACCOMMODATION

## PLANNING


The Royal Borough of Kingston upon Thames has resolved to grant planning permission for the demolition of the existing building and redevelopment of the site to provide two new units for use within Class E (g) (iii)/ B2 /B8 plus ancillary offices and associated parking, servicing and landscaping, subject to the completion of a s.106 agreement to provide contributions towards carbon off-setting, a traffic management order, and travel plan monitoring.

## PLANNING PAYMENTS


-  A Carbon Offset Contribution (£12,627) - prior to commencement of development;
-  S.106 Management and Monitoring Contribution (£835) - prior to commencement of development;
-  The Traffic Management Order Contribution (£2,690) - prior to commencement of development;
-  The Travel Plan Monitoring Contribution (3,500) - prior to the occupation of any of the commercial units.

## SPECIFICATION


Each unit benefits from the following:




2 EV Charging Spaces




Secure Yard




Covered Cycle Stand



2 Level Access Doors



First Floor Office



8 Parking Spaces



PROPOSED ACCOMMODATION

UNIT	GIA (SQ FT)
Unit 1	10,382
Unit 2	9,311
TOTAL	19,693





# OCCUPATIONAL MARKET

The occupational market in Chessington has performed well over the years witnessing year on year rental growth due to the supply and demand imbalance. Chessington is increasingly benefiting from the displacement of more centrally located occupiers who are relocating further out of London due to their premises being redeveloped for a higher value use or un-affordable rental growth.

Chessington has a dynamic industrial property market characterised by a mix of warehouses, light industrial units, and last-mile logistics facilities. The area benefits from its proximity to major transport routes, including the A3, providing efficient access to central London and the M25 motorway.

ADDRESS	SIZE (SQ FT)	RENT (PSF)	DATE
Unit 10 Chessington Park Industrial Estate, Chessington	6,899	£22.50	U/O
44 Barwell Business Park, Chessington	18,826	£25.00	U/O
Unit 5, Kingston Business Centre, Chessington	2,399	£31.50	Jun-24
Unit 4, The Kingston Business Centre, Chessington	2,396	£28.50	May-24
DC2, Prologis Park, Chessington	6,065	£22.50	Apr-24
Unit C Oakcroft Park, Chessington	5,000	£20.50	Aug-23
Unit 2 Hook Rise South, Chessington	8,495	£19.00	Mar-23
Unit 6, King George Trading Estate, Chessington, KT9 1TT	6,696	£18.00	Dec-22

# CURRENT AVAILABILITY

ADDRESS	SIZE (SQ FT)	RENT (PSF)	CONDITION
Unit 29, Barwell Business Park, Chessington	24,552	£25.00	Second hand – Refurbished
Metroplex Park, Tolworth	9 units ranging between 6,707 – 18,117 sq ft	£25.50 – £27.50	New build – Built
Base Chessington, Cox Lane, Chessington	7 units ranging between 9,400 – 24,600 sq ft	£27.50	New build – To be built
Unit 44, Barwell Business Park, Chessington	18,826	£25.00	Second hand – Refurbished
Unit 7, Compass Business Park, Davis Road, Chessington	16,181	£26.50	Second hand – To be refurbished
Unit 6, Barwell, Business Park, Chessington	9,081	£25.00	Second hand – Refurbished





# DEVELOPMENT LAND EVIDENCE

DATE	ADDRESS	MARKET	SIZE (ACRES)	PRICE	PRICE PER ACRE	PURCHASER
Q2 2024	International Trading Estate	Southall	22.00	£198,000,000	£9,000,000	KKR
Q1 2024	Western Avenue	Park Royal	2.48	£20,000,000	£8,065,000	Goya Developments
Q3 2023	NCP Heathrow	Heathrow	4.08	£22,500,000	£5,515,000	Infinium
Q1 2023	Horton Park	Poyle	3.20	£16,100,000	£5,950,000	Panattoni
Q2 2022	Valor Park	Wandsworth	1.10	£11,250,000	£10,225,000	Valor







## FURTHER INFORMATION

### MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, full disclosure of the proposed purchaser entity and confirmation of the funding source will be required at the time Heads of Terms are agreed.

### VAT

VAT will be payable on the sale price.

### PROPOSAL

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## CONTACT



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### DATA ROOM

Please contact the team for access to the marketing data room.

### EPC

The building has a current EPC rating of C68.

### SURVEYS

The following surveys are assignable and will be made available to the purchaser on the data site:

Phase I Environmental: Ramboll UK  
Measured Survey Report: Armada Surveys