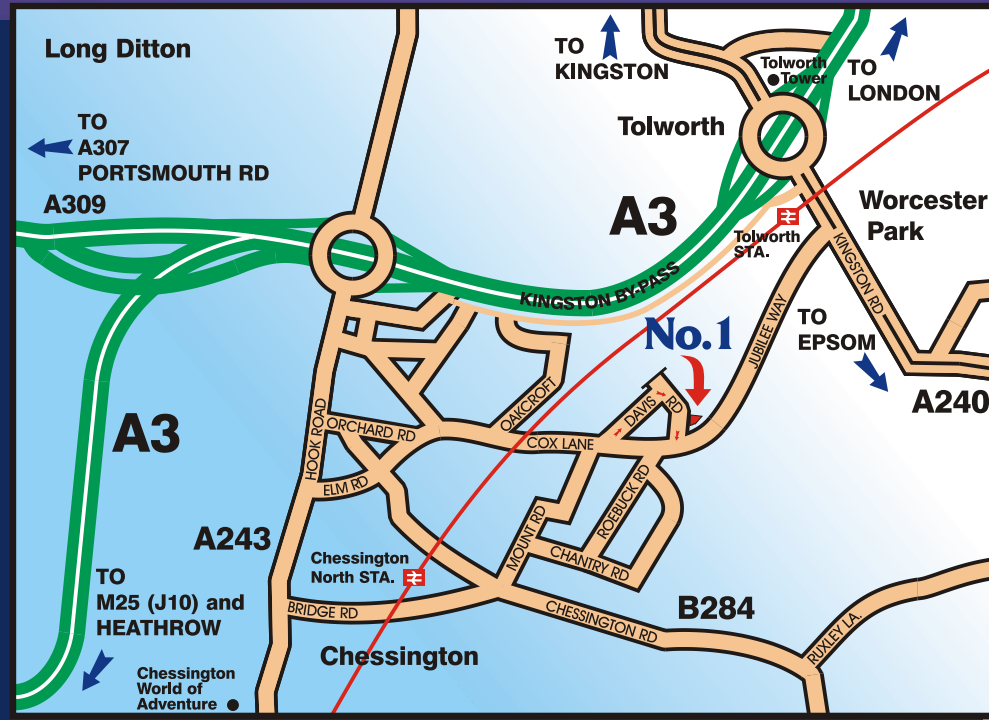


# LOCATION

The property is situated in an established business location approximately 12 miles South West of Central London just off the A3 at Tolworth. Occupiers include Racal, Unichem, Samsung, Siemens, Ideal Hardware PLC, Northamber PLC.

The mainline station at Tolworth is within 1 mile and Surbiton mainline station is approximately 2.5 miles, there are regular bus services throughout the area.



- A3 1 mile
- M25 (J9) 4.5 miles (J10) 10 miles, both within 10 minutes drive.
- M3 8 miles.
- Heathrow, 14 miles
- Gatwick, 22 miles
- Tolworth Station, 1 mile
- Surbiton Station, 2.5 miles
- Kingston, 3.5 miles
- Guildford, 18 miles



## TERMS

The property is available to let or for sale.

For further information or to arrange an appointment to view please contact the joint agents:  
Strutt & Parker, Stiles Harold Williams

New high quality Offices

# No.1

## DAVIS ROAD

### CHESSINGTON SURREY

18,000 sq. ft. (1,672.2 sq. m.)



**STRUTT & PARKER**  
020 7629 7282  
13 Hill Street Berkeley Square London W1X 8DL  
www.struttandparker.com

**Shepherd Developments**  
In association with  
**WESTGATE ASSET  
MANAGEMENT LTD**

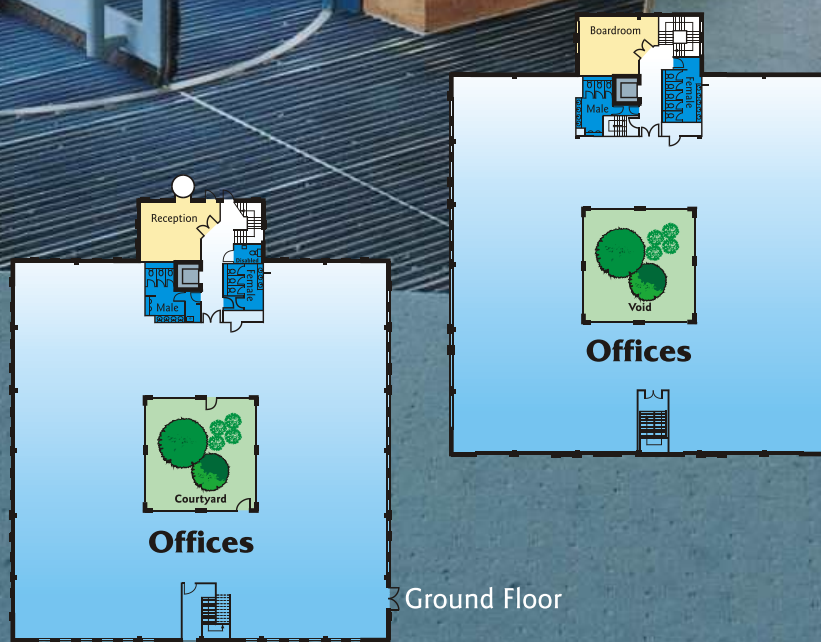
**STILES  
HAROLD  
WILLIAMS**  
01372 818181

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## SPECIFICATION

- ▶ Suspended ceilings with recessed Cat. II lighting.
- ▶ Fully accessible raised floors with carpet tiles.
- ▶ Gas central heating.
- ▶ Optional Air Conditioning.
- ▶ 11 person lift.
- ▶ Double glazed powder coated aluminium windows.
- ▶ Quality male and female W.C.'s on each floor.
- ▶ 68 parking spaces 1:265 sq. ft. (1:24.6 sq. m.).



## DESCRIPTION

A new high quality office building designed to provide flexibility and constructed with traditional brick elevations and pitched simulated slate roof around a central courtyard. The first floor has been fitted out to a full office specification, while the ground floor has been finished to shell offering maximum flexibility with a number of fitting out options including upgrading to full office specification.



## FLOOR AREAS

Approximate Net Internal Floor Areas.

	Sq. ft.	Sq. m.
Ground floor	9,000	836.1
First Floor	9,000	836.1
<b>Total</b>	<b>18,000</b>	<b>1,672.2</b>