

**Mileway**

# IO Centre Sutton

Available to Let  
Warehouse  
3,580 sq ft



Roller shutter doors

4.7 m eaves height

Three-phase electricity

Located in Kimpton

# iO Centre

Kimpton Industrial Park, Sutton, London, SM3 9BW



## Description

iO Centre Sutton is a modern development of 20 units of various sizes. Unit 5 comprises an end-of-terrace industrial unit of steel portal frame construction with profile metal cladding and a reinforced concrete floor.

## Location

iO Centre Sutton is located on Minden Road/ Kimpton Parkway, on the established Kimpton Industrial Estate, which can be accessed from Oldfields Road (A217), approximately midway between Cheam and Rose Hill. The A217 provides direct access to Junction 8 of the M25 to the South and Central London to the North via the A24.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

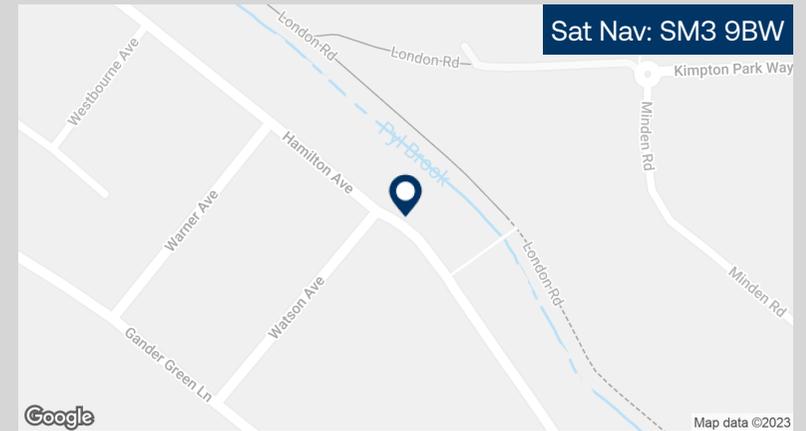
**Mileway**  
**Gregory Giessen**  
 southeast@mileway.com  
 0203 991 3516

**SHW**  
**Alex Gale**  
 agale@shw.co.uk  
 0208 662 2704

**SHW**  
**Charlie Mckechnie**  
 cmckechnie@shw.co.uk  
 0208 662 2737

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 5	Warehouse	3,580	Immediately	£6,500 PCM
Total		3,580		

**Mileway**