

METROPLEX PARK

Tolworth KT6 7QD

- › 5 new industrial/warehouse units
- › 6,707 - 18,117 sq ft
- › Potential savings of up to £2.11 per sq ft per annum through use of PVs*
- › Available to occupy now

AVAILABLE
FOR SALE



Chancerygate BRIDGES

METROPLEX PARK

Set within the established employment area of Red Lion Business Park, off Red Lion Road.

Capable of servicing inner London, Chessington, Surbiton, Kingston Upon Thames, Heathrow and Gatwick airports.

Quick access onto the A3 Kingston Bypass and on to Junction 10 of the M25.

Accommodation

All areas are measured on a GEA (Gross External Area) basis.

Unit	Ground Floor (sq ft)	First Floor offices (sq ft)	Total Area (sq ft)	Minimum Cubic Area (m³)
1	5,906	1,563	7,469	3,407
2	UNDER OFFER			
3	5,364	1,343	6,707	3,224
4	6,178	1,522	7,700	3,686
5	15,794	2,323	18,117	12,677
6	UNDER OFFER			
7	UNDER OFFER			
8	LET			
9	5,477	1,562	7,039	2,022
Total			70,303	

Planning Use

Class E(g) (iii) Industrial Processes, B2 (general industrial) and B8 (industrial and warehouse) uses.

Metroplex Park benefits from 24/7 use.

Terms

Available freehold and leasehold.



Industrial and Warehouse Units 1, 3, 4

6,707 up to 14,407 sq ft (units 3-4 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

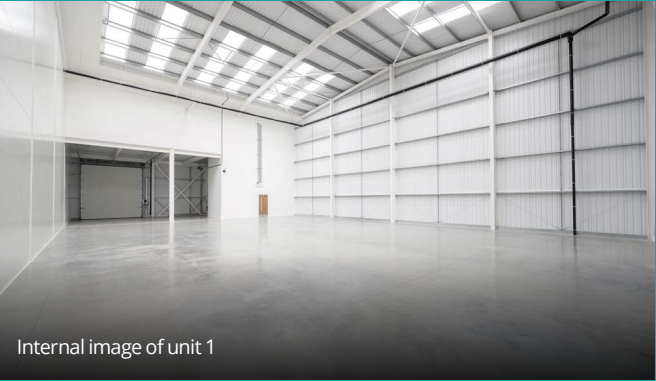
 Comfort cooling/ heating	 Fitted first floor offices	 WCs and shower facilities
 8.5m clear internal height	 37.5kN sq m floor loading	 Electric loading doors
 Excellent cubic capacity	 11.6m yard depth	 Electric car charging points
 Bicycle storage	 Ability to combine units	



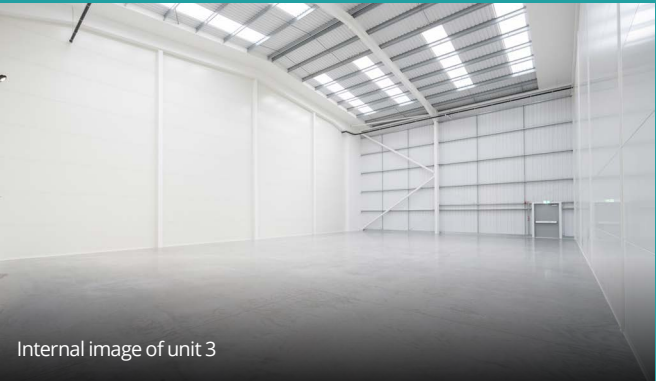
METROPLEX PARK



Internal image of unit 2



Internal image of unit 1



Internal image of unit 3

Industrial and Warehouse Unit 5

18,117 sq ft

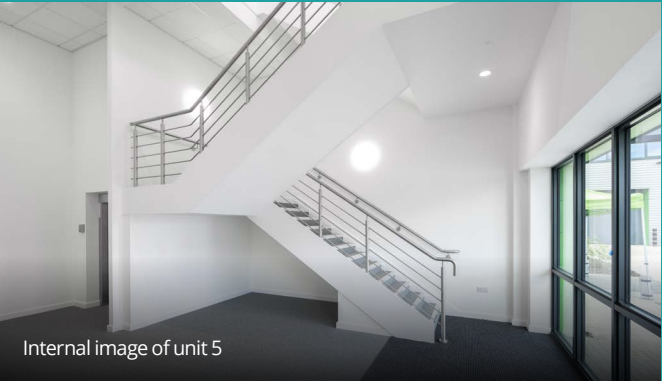
General Specification

Flexible industrial/warehouse unit with fully fitted first floor offices.

 Comfort cooling/ heating	 Fitted first floor offices	 WCs and shower facilities
 10m clear internal height	 50kN sq m floor loading	 Electric loading doors
 Excellent cubic capacity	 19m yard depth	 Lift
 Electric car charging points	 Bicycle storage	 Kitchenette



METROPLEX PARK



Industrial and Warehouse Unit 9

7,039 sq ft

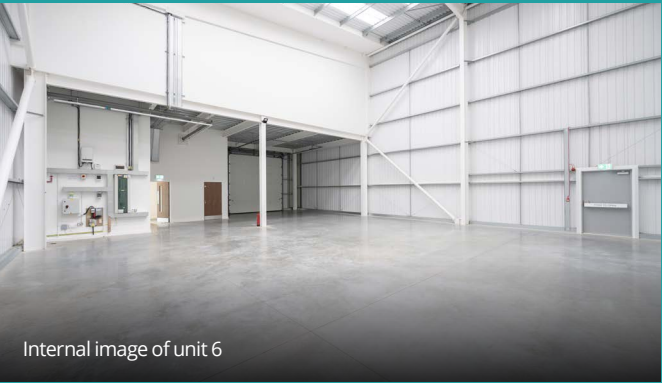
General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 Comfort cooling/ heating	 Fitted first floor offices	 WCs and shower facilities
 24/7 access available	 Bicycle storage	 12 year collateral warranty available
 6.5-7.8m clear internal height	 37.5kN sq m floor loading	 Electric loading doors
 Electric car charging points	 Lift	 Ability to combine units



METROPLEX PARK



Internal image of unit 6



Internal image of unit 7



Internal image of unit 9



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Occupiers at Metroplex Park will benefit from the following green credentials which minimises the scheme's carbon footprint on the surrounding local environment.



External amenity area



External amenity area



Potential savings of up to £2.11 per sq ft per annum through use of PVs*

Photovoltaic panels on all units

High performance insulated cladding and roof materials

Low air permeability design

15% warehouse roof lights increasing natural daylight

BREEAM 'Excellent'

EPC A+

A Net Zero Carbon for Regulated Energy Scheme

Exterior and interior cycle storage to encourage cycling to work

Landscaping including native and non-native species

Active and passive electric vehicle charging points

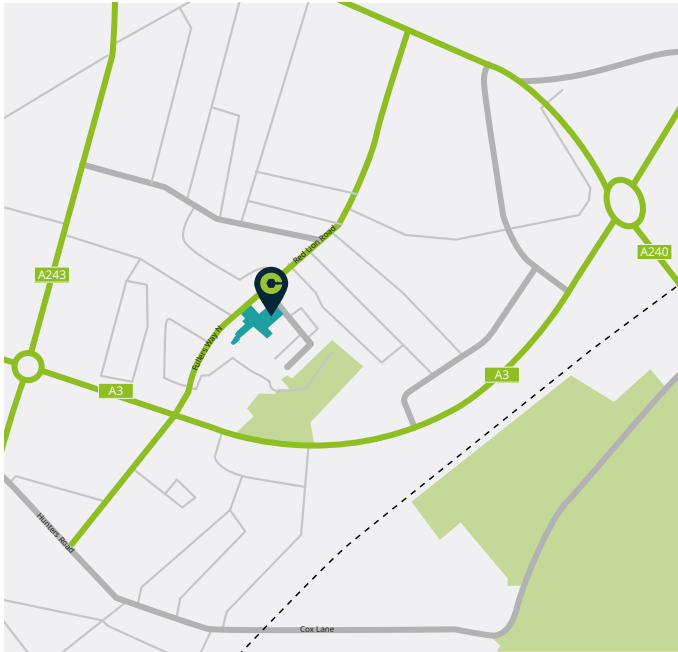
Low speed limit restrictions to reduce emissions

Air source heat pumps

Highly efficient LED lighting

*Based on using current energy prices as of November 2023 and assuming 100% of PV generation is used.

METROPLEX PARK



metroplexpark.co.uk

Travel Distances

Road:

A3	0.2 miles
M25 (J9)	5 miles
M25 (J10)	9 miles
Chessington	2.1 miles
Kingston	3.4 miles
Wimbledon	5.6 miles
Richmond	7.2 miles
Central London	12 miles

Rail:

Tolworth Railway Station	1.3 miles
Surbiton Railway Station	1.6 miles

Airport:

Heathrow	12 miles
Gatwick	25 miles

Red Lion Road
Tolworth, London
KT6 7QD

/// riches.former.area

More information available
through the joint marketing agents:



Melinda Cross 07748 267748
melinda.cross@jll.com

Sebastian Deacon-Jackson 07711 938967
s.deacon-jackson@jll.com



Marco Baio 07752 473964
mb@cogentre.co.uk

Will Norman 07796 774436
wn@cogentre.co.uk



Nic Pocknall 07770 416219
nic.pocknall@hurstwarne.co.uk

Will Gelder 07917 569111
will.gelder@hurstwarne.co.uk

A development by:

BRIDGES
Chancerygate

Matt Young 07583 085513
myoung@chancerygate.com

Prospective occupiers will not be entitled to apply for a Parking Permit or buy a contract to park within a car park owned or controlled by the Council (other than a person who is a holder of a Disabled Persons Badge).

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2026. 252304.01/26