



rabcommercial

**FOUR SEASONS CRESCENT
KIMPTON INDUSTRIAL ESTATE
SUTTON SM3 9QR**

INDUSTRIAL INVESTMENT OPPORTUNITY

FOUR SEASONS CRESCENT, KIMPTON INDUSTRIAL ESTATE, SUTTON SM3 9QR

rabcommercial

£3.5 Million

RENTAL INCOME:
£241,000pa

Long Leasehold interest (125 years from 04/07/1983 – 5 yearly rent reviews)

100% Fully Let - 9 Unit Industrial Estate.

Strategic Industrial Estate in South West London.

27,405 sqft on 1 acre Site.

Current Rent £241,000 per annum.

Current Ground Rent £67,000 per annum.

Significant Rental Growth Potential.

The property is not elected for vat.



rabcommercial

FOUR SEASONS CRESCENT, KIMPTON INDUSTRIAL ESTATE, SUTTON SM3 9QR



LOCATION:

The property forms part of Kimpton Industrial Estate which is located in South West London on the A217 Oldfields Road, Sutton, Surrey. The A217, Sutton By-Pass radiates north / south linking the M25 at Junction 8 (Reigate) with Sutton / Mitcham and Central London.

Kimpton Industrial Estate is a strategic industrial estate located in South West London within the London Borough of Sutton.

Occupiers on Kimpton Industrial Estate include, Tesco Extra, McDonalds, Wickes, Big Yellow, Royal Mail, Tool Station, Halfords Autocentres, Screwfix, Selco and Travis Perkins amongst many others.

Transport communications are excellent.





DESCRIPTION:

Four seasons Crescent was built in the mid 1980's comprising nine purpose built industrial units of steel portal frame with brick elevations under a pitched roof.

The units are arranged in two terraces with access and egress direct onto Kimpton Road which links onto Kimpton Parkway and thereafter the A217.

Arranged on ground and first floor the scheme extends to circa 27,405 sq.ft

Four Seasons Crescent benefits from easy vehicular access and good parking.

The site area is circa 1 acre.

The property benefits from B1(c), B2 and B8 planning consent.



TENANCY SCHEDULE

Address		Description	Tenant	Lease Term	Lease Expiry	Review	Break	Rent PA	Comments
Unit 1, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	TOTAL 3198sqft (GF/FF Offices)	Kitchens & Workshops Ltd	10years	21/10/2024	21/10/2019	N/A	£29,000	
		GF - 2372sqft							
		FF Offices - 826sqft							
Unit 2, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	TOTAL 2948sqft (GF/FF Offices)	Rowleys Contracts Ltd	10years	03/07/2024	04/07/2019	03/07/2019 (T/O)	£27,500	
		GF - 2399sqft							
		FF Offices - 549sqft							
Unit 3, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	TOTAL 4108sqft (GF/FF)	Turnpower Services Ltd	10years	22/08/2026	23/08/2021	23/08/2021 (T/O)	£45,000	Inside Landlord & Tenant Act
		GF - 2860sqft							
		FF Offices - 1248sqft							
Unit 4, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	4503sqft (GF/FF Offices/Mezzanine)	Eyre & Elliston Ltd	10years	23/05/2026	24/05/2021	24/05/2021 (T/O)	£31,000	
		GF - 2438sqft							
		FF Offices - 538sqft							
		Mezzanine - 1527sqft							
Unit 5, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	TOTAL 1898sqft (GF/Mezzanine)	JT Mechanical Services Ltd	10years	29/09/2026	30/09/2021	30/09/2021 (T/O)	£20,000	
		GF - 1496sqft							
		Mezzanine - 402sqft							
Unit 6, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	TOTAL 2829sqft (GF/FF Offices)	Industrial Roofing Construction Ltd	10years	28/09/2027	29/09/2022	N/A	£22,000	Inside Landlord & Tenant Act
		GF - 1522sqft							
		FF Offices - 1307sqft							
Unit 7, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	TOTAL 2182sqft (GF/Mezzanine)	Angel Plastics Ltd	10years	24/06/2024	24/06/2019	25/06/2019 (T/O)	£17,500	
		GF - 1540sqft							
		Mezzanine - 642sqft							
Unit 8, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	TOTAL 3022sqft (GF/FF)	Waterloo Graphics Ltd	7years	18/06/2025	19/06/2023	19/06/2023 (T/O)	£25,000	
		GF - 1505sqft							
		FF - 1517sqft							
Unit 9, Four Seasons Crescent, Kimpton Ind Est. Sutton	SM3 9QR	TOTAL 2717sqft (GF/FF)	KHT (UK) Ltd	10years	29/11/2027	30/11/2022	30/11/2022 (T/O)	£24,000	Inside Landlord & Tenant Act
		GF - 1419sqft							
		FF - 1298sqft							
								£241,000	



rabcommercial

CONTACT

For further information:

Richard Braysher
E: richard.braysher@rabcommercial.com
T: 020 3751 2775
M: 07788 275312

Misrepresentation Clause: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither RAB Commercial Property Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the condition of such equipment for their requirements.