

New Build Last Mile Delivery / Trade / Industrial / Warehouse Units To Let



# HORTUS

SW20

**READY TO OCCUPY**

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HORTUS INDUSTRIAL PARK | 88 BUSHEY ROAD | LONDON | SW20 0JQ



# HORTUS

SW20



**SIX NEW  
UNITS TO LET**  
**9,910 - 26,132 ft<sup>2</sup>**

# YOUR FUTURE STARTS AT HORTUS



| UNIT 1                     | FT <sup>2</sup> | M <sup>2</sup> |
|----------------------------|-----------------|----------------|
| Ground Floor               | 15,059          | 1,399          |
| First Floor Offices        | 2,406           | 224            |
| <b>TOTAL (GEA)</b>         | <b>17,465</b>   | <b>1,623</b>   |
| Clear Internal Height      | 10m             |                |
| Power                      | 166 kVA         |                |
| Level Access Loading Doors | 2               |                |
| Car Parking                | 15              |                |

| UNIT 3                     | FT <sup>2</sup> | M <sup>2</sup> |
|----------------------------|-----------------|----------------|
| Ground Floor               | 23,995          | 2,229          |
| First Floor Offices        | 2,137           | 199            |
| <b>TOTAL (GEA)</b>         | <b>26,132</b>   | <b>2,428</b>   |
| Clear Internal Height      | 12.5m           |                |
| Power                      | 252 kVA         |                |
| Level Access Loading Doors | 3               |                |
| Car Parking                | 23              |                |

| UNIT 5                     | FT <sup>2</sup> | M <sup>2</sup> |
|----------------------------|-----------------|----------------|
| Ground Floor               | 9,531           | 886            |
| First Floor Offices        | 1,574           | 146            |
| <b>TOTAL (GEA)</b>         | <b>11,105</b>   | <b>1,032</b>   |
| Clear Internal Height      | 8m              |                |
| Power                      | 118 kVA         |                |
| Level Access Loading Doors | 1               |                |
| Car Parking                | 6+3             |                |

| UNIT 2                     | FT <sup>2</sup> | M <sup>2</sup> |
|----------------------------|-----------------|----------------|
| Ground Floor               | 11,632          | 1,081          |
| First Floor Offices        | 1,954           | 181            |
| <b>TOTAL (GEA)</b>         | <b>13,586</b>   | <b>1,262</b>   |
| Clear Internal Height      | 10m             |                |
| Power                      | 133 kVA         |                |
| Level Access Loading Doors | 2               |                |
| Car Parking                | 12              |                |

| UNIT 4                     | FT <sup>2</sup> | M <sup>2</sup> |
|----------------------------|-----------------|----------------|
| Ground Floor               | 15,096          | 1,402          |
| First Floor Offices        | 2,334           | 217            |
| <b>TOTAL (GEA)</b>         | <b>17,430</b>   | <b>1,619</b>   |
| Clear Internal Height      | 8m              |                |
| Power                      | 158 kVA         |                |
| Level Access Loading Doors | 2               |                |
| Car Parking                | 10+4            |                |

| UNIT 6                     | FT <sup>2</sup> | M <sup>2</sup> |
|----------------------------|-----------------|----------------|
| Ground Floor               | 8,692           | 808            |
| First Floor Offices        | 1,218           | 113            |
| <b>TOTAL (GEA)</b>         | <b>9,910</b>    | <b>921</b>     |
| Clear Internal Height      | 8m              |                |
| Power                      | 109 kVA         |                |
| Level Access Loading Doors | 1               |                |
| Car Parking                | 7+1             |                |



THREE PHASE  
POWER SUPPLY



OVER 19m  
YARD DEPTH



FITTED  
KITCHENS



SHOWER & WC  
FACILITIES



WIREScore  
GOLD

# SUSTAINABILITY AT THE HEART OF HORTUS



**EPC RATING  
A**



**BREEAM RATING  
EXCELLENT**



**WATER-SAVING  
TECHNOLOGY**



**SUSTAINABLY SOURCED  
CONSTRUCTION MATERIALS**



**20% EV  
CHARGING POINTS**



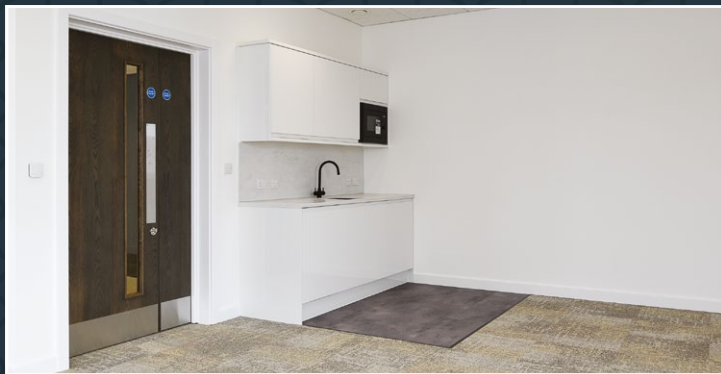
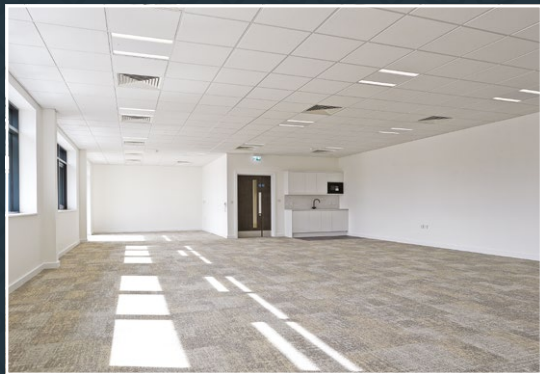
**PHOTOVOLTAIC (PV)  
ROOF PANELS**



**CYCLE  
PARKING SPACES**



**LED  
LIGHTING**



# YOU ARE IN GOOD COMPANY

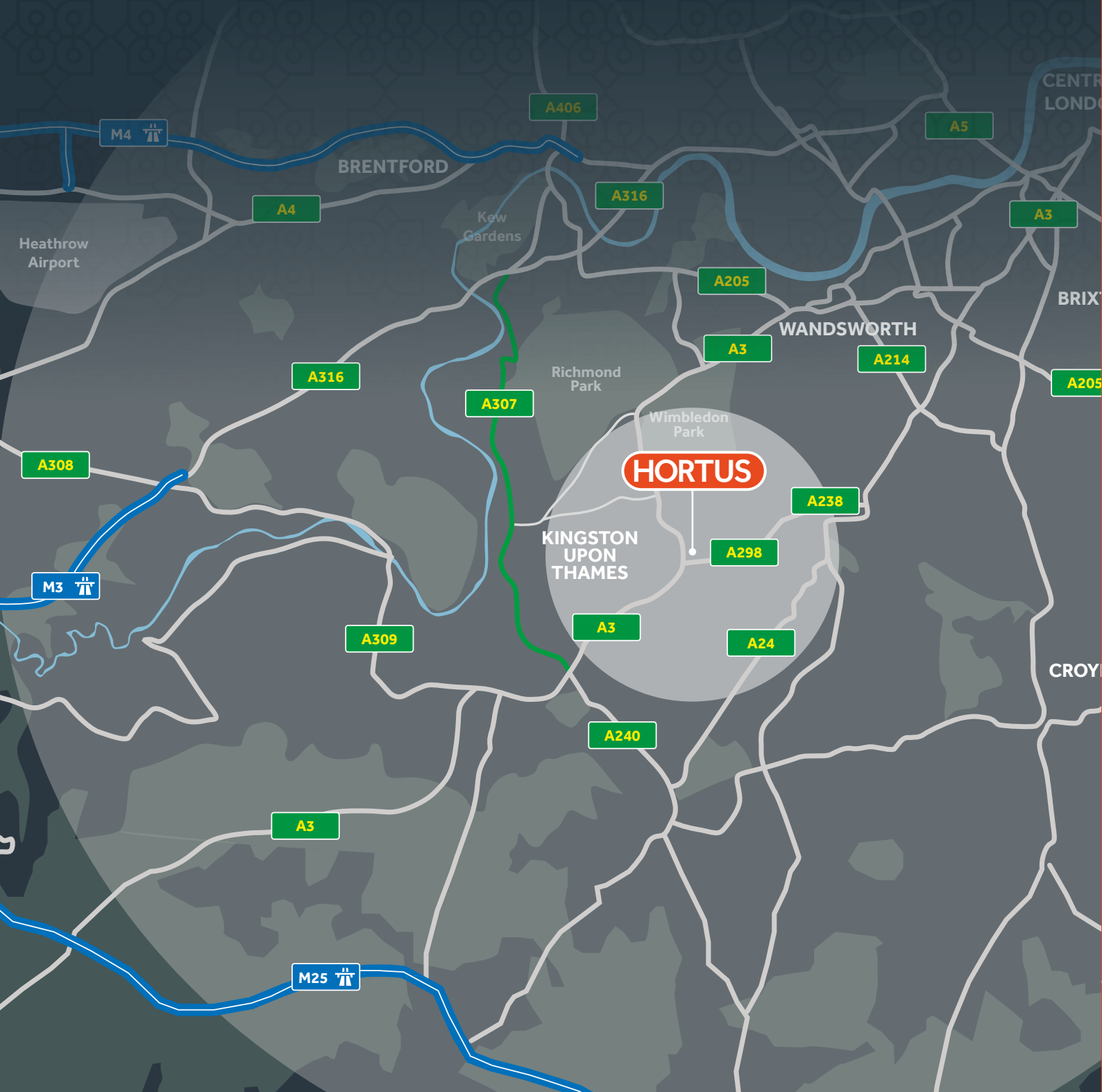
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# PRIME SPOT PROVEN POTENTIAL

SAT NAV SW20 0JQ

glow.fetch.areas

|                                                                                   | Distance | Population |
|-----------------------------------------------------------------------------------|----------|------------|
|  | 2 miles  | 152,232    |
|  | 10 miles | 4,480,628  |



| Location            | Miles     | Mins              |
|---------------------|-----------|-------------------|
| A3                  | 0.2 miles | <1 min (walking)  |
| M25 (J9)            | 9 miles   | 20 mins           |
| M25 (J10)           | 12 miles  | 19 mins           |
| M4 (J1)             | 8 miles   | 55 mins           |
| M3 (J1)             | 10 miles  | 32 mins           |
| Central London      | 11 miles  | 1hr               |
| Heathrow Airport    | 13 miles  | 50 mins           |
| Raynes Park Station | 0.7 miles | 16 mins (walking) |

All distances and times are approximates and have been sourced from Google Maps.



# HORTUS

SW20

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**AVIVA  
INVESTORS**

A DEVELOPMENT BY

&

 **BELL HAMMER**

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