

Steels up at Metroplex Park Tolworth, a new sustainable industrial park being developed by Chancerygate and Bridges Fund Management

2 years ago



JLL appointed to let the industrial estate

Urban logistics property developer and asset manager, Chancerygate and specialist sustainable and impact investor, Bridges Fund Management are developing a new highly sustainable scheme called Metroplex Park in Tolworth.

The steels are now up on site and the scheme is taking shape following works starting earlier this summer. Set to be completed in summer 2024, Metroplex Park will comprise nine industrial units ranging from 4,400-18,000 sq ft in an area that has faced constrained supply.

All units at Metroplex Park will be fitted with active and passive electric vehicle charging points and solar cells on their roofs which will provide green energy on an affordable basis to occupiers. These features will support the development's goal of achieving a BREEAM rating of Excellent and an EPC A+ rating as well as being Net Zero Carbon for regulated energy. In addition, the accommodation is being constructed from high-performance building materials to reduce CO2 emissions and occupier operation costs.

The scheme is located in Red Lion Business Park off Red Lion Road near the A3 Kingston bypass. It sits within a prime location with excellent connectivity being 12 miles away from Central London and five miles from the M25.

Matthew Young, development director at Chancerygate says: “Occupier demand remains strong for high quality, sustainable industrial accommodation due to a record low supply in Tolworth and the surrounding areas of Kingston, Surbiton and Chessington.

“Metroplex Park marks Chancerygate’s third scheme on Red Lion Business Park. Both Chancerygate and Bridges Fund Management are looking forward to delivering much-needed Grade A urban logistics units into this undersupplied market.”

JLL and Bonsors have jointly been appointed by Chancerygate and Bridges Fund Management to let the nine units.

Tim Clement, director at JLL added: “We expect to see strong occupier interest for the scheme, given its sustainability credentials which mean that not only will the units be highly carbon efficient but they will also reduce the occupational running costs for occupiers. We continue to see good demand for best in class, sustainable assets with more and more businesses looking to new units to deliver wider ESG benefits and to help them meet their sustainability targets.”