



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

Unit 2 Old Print Works Depot Road Epsom KT17 4RJ

TO LET

Approx 1445 sqft (134.25 sqm)

A rare opportunity to occupy offices with parking in the centre of Epsom. The property comprises mainly open plan office space with private partitioned meeting rooms. In addition there is a fitted kitchen, central heating, plus male, female and disabled W.C's. Adjacent to the accommodation is parking for 4 cars, though more may be parked in tandem.

Offices	1445 sqft	134.25 sqm
Toilets	-	-

RENT £22,500 per annum exclusive

LEASE New lease for a term by arrangement, to be excluded from the Landlord and Tenant Act 1954 Part II



OFFICES TO LET

www.hugginsedwards.co.uk

LOCATION

Epsom is located approximately 17 miles south west of Central London. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead), whilst the town also benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey). The property is approached from Church Street and sits to the rear of the Odeon Cinema on the approach to the Depot Road surface car park.

RATES

Rateable value: £15,750 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

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DATE

April 2019

FOLIO NUMBER

19689CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
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