

Huggins Edwards & Sharp

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	



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 Epsom Commercial Property Department

Apex House, 10 West Street, Epsom, Surrey KT18 7RG

T: **01372 740555** F: 01372 741002

E: info@hes-epsom.co.uk
W: www.hugginsedwards.co.uk

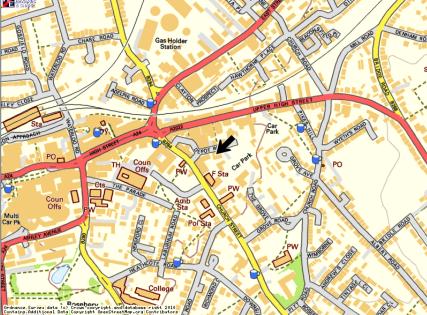
DATE April 2019 **FOLIO NUMBER** 19689CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.







CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS

10 WEST STREET EPSOM SURREY KT18 7RG T: 01372 740555 11-15 HIGH STREET BOOKHAM SURREY KT23 4AA T: 01372 457011 3 BRIDGE STREET **LEATHERHEAD** SURREY KT22 8BL 1 GROVE ROAD SUTTON SM1 1BB

T: 01372 374806 T: 020 8642 2266

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