



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

Unit 4 Eclipse Estate
30 West Hill
Epsom
Surrey
KT19 8JD

TO LET

Approx 2,533 sqft (235.37 sqm)

Opportunity to occupy warehouse space benefitting from ancillary offices and storage within easy walking distance of Epsom Town Centre. Amenities include a large loading door, a mezzanine, W.C's and allocated car parking.

Warehouse	1,223 sqft	113.62 sqm
Mezzanine	713 sqft	66.24 sqm
Ancillary Offices	402 sqft	37.35 sqm
Ancillary Storage	195 sqft	18.12 sqm
TOTAL	2,533 sqft	235.33 sqm

RENT £24,000 per annum exclusive.

LEASE New Lease, terms to be agreed.



WAREHOUSE TO LET

www.hugginsedwards.co.uk

LOCATION

The property is located on the Eclipse Estate on the North side of West Hill, a short walking distance (approx. 5 minutes) from Epsom Town Centre.

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).

RATES

Rateable value: £12,250 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 48p in the £ (2018/19)

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

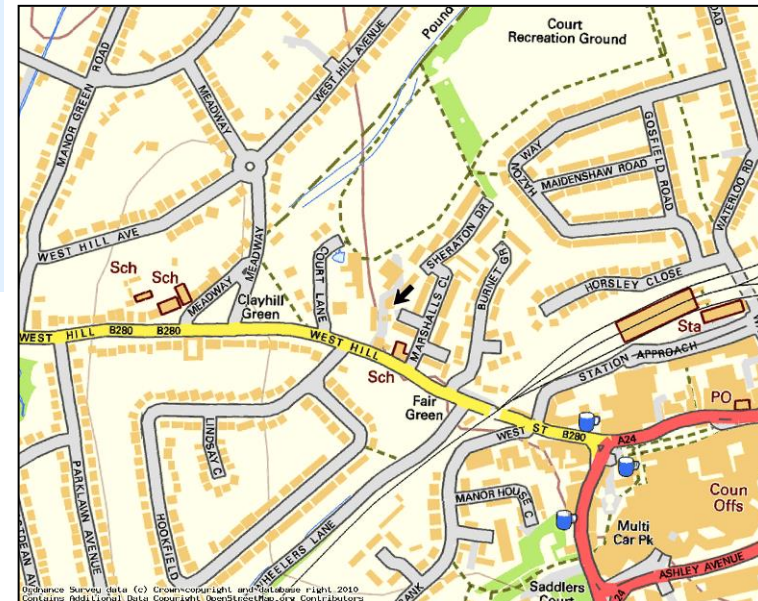
May 2018

FOLIO NUMBER

19804 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**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
T: 01372 374806

1 GROVE ROAD
SUTTON
SM1 1BB
T: 020 8642 2266

60-62 CAMBRIDGE ROAD
NEW MALDEN
SURREY KT3 3QL
T: 020 8942 7733

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