



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

1st Floor Offices
14-16 Ewell Road
Cheam
Surrey
SM3 8BU

TO LET

From 265 sqft (24.65 sqm) to 772 sqft (71.79 sqm)

Opportunity to occupy well-presented offices within an attractive building in the heart of Cheam Village. The suites are carpeted throughout and benefit from central heating, shared kitchen & W.C. facilities, a security alarm and an intercom system. The property is accessed via a ground floor entrance fronting Ewell Road. 1st and 2nd floor suites can be let as a whole or separately.

1 st Floor Offices	507 sqft	47.14 sqm
2 nd Floor Office	265 sqft	24.65 sqm
TOTAL	772 sqft	71.79 sqm

RENT **1st Floor:** £11,500 per annum inclusive.

2nd Floor: £6,250 per annum inclusive.

LEASE New lease, terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is located on the North side of Ewell Road in Cheam Village, close to the junction with The Broadway and the High Street. Cheam Village benefits from a wide range of amenities including: Waitrose, Sainsbury's Local, Wildwood, Pizza Express, Boots Pharmacy & WHSmiths. David Lloyd Cheam provides gym and sports facilities and is less than 10 minutes walk from the property, Nonsuch Park is also within easy access providing approximately 250 acres of green space to enjoy. The property is situated close to the junction with the A217 which provides access into London and also connects to the M25 at Junction 8 (Reigate). Cheam Station is approximately 5 minutes walk away providing regular access to London Victoria via Sutton.

RATES & UTILITIES

Rent inclusive of business rates and utilities.

SERVICE CHARGE

1st Floor Offices: Contribution of 50% of landlords costs incurred in redecoration of the common parts, as and when required. **2nd Floor Office:** Contribution of 25% of landlords costs incurred in redecoration of the common parts as and when required.

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
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DATE
FOLIO NUMBER

November 2018
19941(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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