

Huggins Edwards & Sharp

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.

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

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DATE November 2018 SUBJECT TO CONTRACT

FOLIO NUMBER 19941(CL) Important: See Disclaimer Notice below.



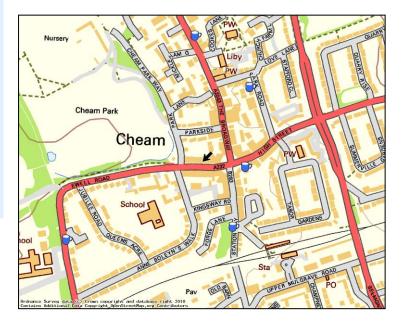
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