

Huggins Edwards & Sharp

Unit 10 Eclipse Estate 30 West Hill **Epsom** Surrey **KT19 0JD**

TO LET

Approx 172 sqft (15.98 sqm)

Small storage unit available with the benefit of a single phase electricity supply and one allocated car parking space. Eclipse Estate is accessed via a secure, automated gated entrance and is conveniently located close to Epsom Town centre which is approximately 5 minutes walk away.

Storage Unit	172 sqft	15.98 sqm
1 Parkiing Space	-	-

RENT £2,750 per annum exclusive

LEASE New Lease, terms to be agreed.



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: £970 (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

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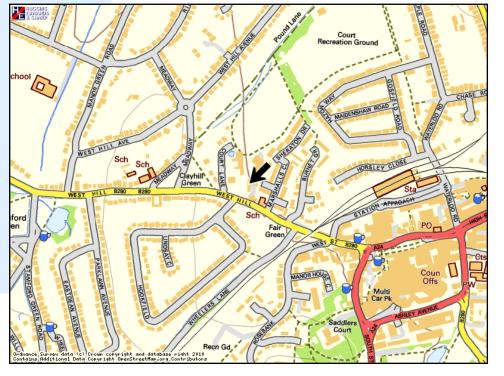
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DATE April 2019 **FOLIO NUMBER** 19948(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.





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

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