



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**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 Parking Space	-	-

RENT £2,750 per annum exclusive

LEASE New Lease, terms to be agreed.



STORAGE UNIT 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: £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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DATE _____

April 2019

FOLIO NUMBER

19948(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**

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11-15 HIGH STREET
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SURREY KT23 4AA
T: 01372 457011

**3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
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1 GROVE ROAD
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