



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

1st Floor Offices
64 South Street
Epsom
KT18 7PH

TO LET

Approx 560 sqft (52.00 sqm)

Opportunity to occupy well-presented offices with 2 allocated parking spaces in close proximity to Epsom Town Centre. The offices benefit from central heating, good natural light & an independent security alarm. The offices are accessed via a shared main entrance with shared kitchen & W.C facilities available at the ground floor level.

Suite 1	226 sqft	20.99 sqm
Suite 2	123 sqft	11.40 sqm
Suite 3	211 sqft	19.61 sqm
TOTAL	560 sqft	52.00 sqm

RENT £10,500 per annum exclusive

LEASE New Lease, terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is well located on the West side of South Street opposite the junction with Woodcote Road and Dorking Road. The property is conveniently located within approximately 5 minutes walk of the town centre amenities. Epsom provides regular rail services to London Waterloo and London Victoria and the national motorway network is accessible via Junction 9 at Leatherhead (less than 4 miles away).

RATES

Rateable value: £9,000 (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
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DATE

September 2018

FOLIO NUMBER

19959(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
BOOKHAM
SURREY KT23 4AA
T: 01372 457011

3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

1 GROVE ROAD
SUTTON
SM1 1BB
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60-62 CAMBRIDGE ROAD
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