



INDUSTRIAL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

Unit 2 Eclipse Estate, 30 West Hill Epsom, KT19 8JD
5,988 SQFT (556.38 SQM) £65,000 PAX

**Unit 2 Eclipse Estate, 30 West Hill, Epsom,
KT19 8JD**

TO LET

Approx 5,988 sqft (556.38 sqm) GIA

DESCRIPTION

Industrial Warehouse unit situated on a secure gated estate in close proximity to Epsom Town Centre. The building is of brick and steel construction with a corrugated steel roof. Internally the property provides large open plan warehouse space with ancillary offices, a kitchen and W.C.s. The property benefits from ample allocated parking immediately adjacent to the property.

Warehouse	4,658 sqft	432.77 sqm
Offices	1,201 sqft	111.61 sqm
Kitchen	129 sqft	12.00 sqm
TOTAL	5,988 sqft	556.38 sqm

RENT

£65,000 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).

AMENITIES

- Centrally heated offices.
- Suspended Gas Fired Heaters.
- UPVC Double Glazing.
- Disabled & Male & Female WCs.
- Manual Roller Shutter.
- Three-Phase.
- Disabled Access.
- Allocated Car Parking.
- 3.7m eaves (8.76m to ridge).

RATES

Rateable value: £32,250 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT- Debbie Gale

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DATE

October 2020

FOLIO NUMBER

30033

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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