



REFURBISHED UNIT TO LET

HS HUGGINS STUART
E EDWARDS

THE STUDIO, CANONS LANE, BURGH HEATH KT20 6DP
£16,250 PAX

The Studio, Canons Lane, Burgh Heath,
Surrey, KT20 6DP

TO LET

Approx 1,222 sqft (113.57 sqm)

DESCRIPTION

Ground floor commercial unit recently refurbished and decorated throughout with new UPVC windows, kitchen & WC. The property benefits from 4 allocated parking spaces and is located just off the A217. Change of use from Sui Generis was granted for the purposes of Class E office use only and for no other purpose unless otherwise agreed in writing by the local authority.

Offices	1,222 sqft	113.57 sqm
---------	------------	------------

RENT

£16,250 per annum exclusive.

LEASE

New Lease, excluding the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

LOCATION

The property is well located on Canons Lane just off the A217 which is a major thoroughfare connecting London with Sutton, the M25 and Gatwick Airport. Local amenities are a short walk from the property including a 24-hour Little Waitrose, an off-licence, building and plumbers merchants and takeaway restaurants amongst others. Epsom, Banstead, Cheam and Sutton are all a short drive away with the M25 (Junction 8 at Reigate) less than 4 miles away. Kingswood Station provides regular national rail services to London

Bridge and London Victoria and is approximately 20 minutes walk away.

VIRTUAL TOUR

Please click on the following link to see a virtual tour of the property:

<https://tour.giraffe360.com/2378e4df1c7049cdba6e9cedfcf93083/>

EPC

D-76

RATES

Rateable value: £17,250 (information taken from Valuation Office website). Rates payable at 49.9p in the £ (2024/2025).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

September 2024

FOLIO NUMBER

30078

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk