



**SELF-CONTAINED OFFICES TO LET**

**HS HUGGINS STUART  
EDWARDS**

**11 WEST STREET, EPSOM, SURREY, KT18 7RL  
£24,500 PER ANNUM EXCLUSIVE**

11 West Street, Epsom, Surrey, KT18 7RL

## TO LET

Approx 1,400 sqft (130.06 sqm)

### DESCRIPTION

Rare opportunity to occupy a self-contained, Grade II Listed Georgian office building within Epsom Town Centre. The property comprises well-presented ground, first and second floor office space and benefits from W.C's, a kitchenette and 2 parking spaces by separate licence.

Ground Floor Offices	538 sqft	49.98 sqm
1 <sup>st</sup> Floor Offices	464 sqft	43.11 sqm
2 <sup>nd</sup> Floor Offices	366 sqft	34.00 sqm
Kitchenette	32 sqft	2.97 sqm
TOTAL	1,400 sqft	130.06 sqm

### RENT

£24,500 per annum exclusive. VAT not applicable.

### LEASE

New lease terms to be agreed.

### LOCATION

Situated in a prominent position opposite Station Approach, the property is close to the High Street and town centre amenities with Epsom mainline rail station within short walking distance. 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). The town also benefits from regular rail services to both London Waterloo and London Victoria (approx. 35 minute journey).

### RATES

Rateable value: £21,000. Rates payable at 49.9p in the £ (2023/24).

### USE

Offices or other businesses eligible under Class E consent.

### EPC

D 80

### LEGAL COSTS

Each party to bear their own legal costs.

### VIRTUAL TOUR LINK

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

<https://tour.giraffe360.com/775d73cd20d140f5bcdc5af72b82c204/>

### 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  
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### DATE

June 2023

### FOLIO NUMBER

30095(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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