



1ST & 2ND FLOOR OFFICES TO LET

**HS** HUGGINS STUART  
**EDWARDS**

1<sup>st</sup> & 2<sup>nd</sup> Floor Offices, 126 High Street, Epsom, KT19 8BT  
£10,500 PER ANNUM EXCLUSIVE

1<sup>st</sup> & 2<sup>nd</sup> Floor Offices, 126 High Street,  
Epsom, KT19 8BT

## TO LET

Approx 702 sqft (65.22 sqm)

### DESCRIPTION

Newly decorated character offices located at the junction of High Street and West Street in the heart of Epsom Town centre. The office accommodation comprises two rooms on the first floor and two rooms on the second floor with kitchen and WCs on the first floor. Parking available under separate licence.

|                      |          |           |
|----------------------|----------|-----------|
| First Floor Offices  | 396 sqft | 36.79 sqm |
| Second Floor Offices | 306 sqft | 28.43 sqm |
| TOTAL                | 702 sqft | 65.22 sqm |

### RENT

£10,500 per annum exclusive.

### LEASE

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

### LOCATION

Situated in a prominent position the offices are approached from West Street just off the High Street opposite The Marquis of Granby pub and close to Epsom mainline rail station. Epsom is located approximately 17 miles southwest 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

Entry phone, central heating, new carpets, kitchen, Male & Female WCs and Cat 2 lighting.

### RATES

Rateable value: £11,000. Rates payable at 49.9p in the £. (2023/24).

### EPC

D-88

### VIRTUAL TOUR

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

<https://tour.giraffe360.com/92b90636cb85450e92be690748b2fa67/>

### 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  
Apex House, 10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
E: [epsom@hsedwards.co.uk](mailto:epsom@hsedwards.co.uk)

### DATE

June 2023

### FOLIO NUMBER

30108(CL)

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

APEX HOUSE  
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: Apex House, 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](http://www.hsedwards.co.uk)

