



1ST & 2ND FLOOR OFFICES TO LET

HS HUGGINS STUART
EDWARDS

17a Church Street, Epsom, Surrey, KT17 4PF
£10,500 PER ANNUM EXCLUSIVE

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TO LET

Approx 545 sqft (50.64 sqm)

DESCRIPTION

Well-presented 1st & 2nd floor offices to let in a prominent corner position on Church Street. The property benefits from allocated parking, central heating, male and female WCs and its own private ground floor entrance at the rear.

1 st Floor	271 sqft	25.18 sqm
2 nd Floor	274 sqft	25.46 sqm
TOTAL	545 sqft	50.64 sqm

RENT

£10,500 per annum exclusive

LEASE

New lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Term to be agreed.

LOCATION

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 a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey). The property is situated on the corner of Church Street &

Depot road, a short distance from the High Street and Upper High Street. There is a large public car park situated in Depot Road.

RATES

Rateable value: £7,200

Non-domestic uniform rates payable at 49.9p in the £ (2022/23).

EPC

Energy rating D – 100.

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
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DATE

April 2022

FOLIO NUMBER

30114

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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