



HIGH QUALITY OFFICES TO LET

**HS HUGGINS STUART
EDWARDS**

**1st & 2nd Floors, 2 High Street,
Ewell Village KT17 1SJ
£45,000 PAX**

**1st & 2nd Floors, 2 High Street, Ewell
Village, Surrey, KT17 1SJ**

TO LET

Approx 2,685 sqft (249.45 sqm)

DESCRIPTION

Prominently positioned self-contained offices in the heart of Ewell Village. The accommodation comprises high quality, predominantly open plan space arranged over first and second floors benefitting from gas fired central heating, double glazing, security alarm, intercom system and allocated parking at the rear for up to 4 cars at the rear.

1 st Floor Offices	1,435 sqft	133.32 sqm
2 nd Floor Offices	1,250 sqft	116.13 sqm
TOTAL	2,685 sqft	249.45 sqm

RENT

£45,000 per annum exclusive.

LEASE

New lease, terms to be agreed.

LOCATION

Located in the heart of Ewell Village on the West side of the High Street, adjacent to the Bourne Hall. Ewell Village benefits from a variety of shops, restaurants and other businesses. Nearby occupiers include Sainsbury's Local and The Cooperative.

Both Ewell West and Ewell East Stations are less than 10 minutes' walk away providing regular services to both London Waterloo and London Victoria.

The A3 is approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

RATES

Rateable value: £34,750 Rates payable at 49.9p in the £ (2023/24).

EPC

C-61

LEGAL COSTS

Each party to bear their own legal costs.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/eddce2096feb4d8e990a9e570781a0b0/?lsf=1>

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 2023

FOLIO NUMBER

30124

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

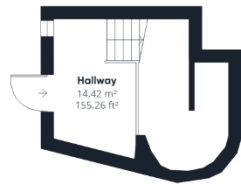
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

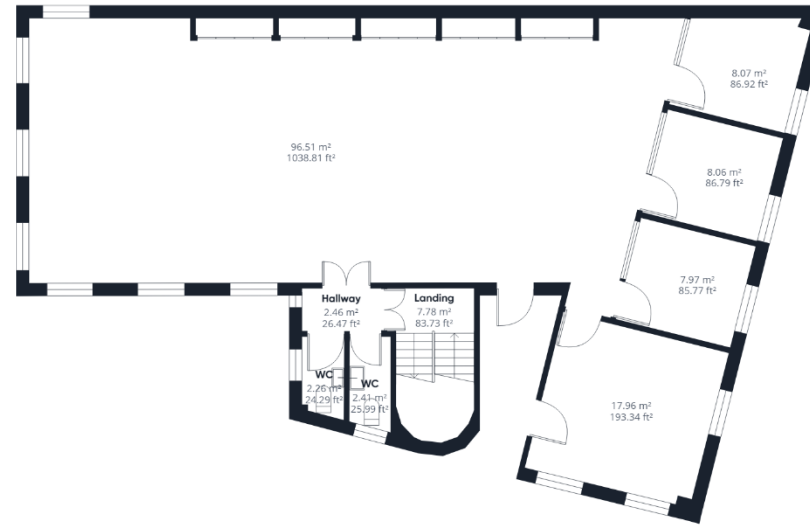
102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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.

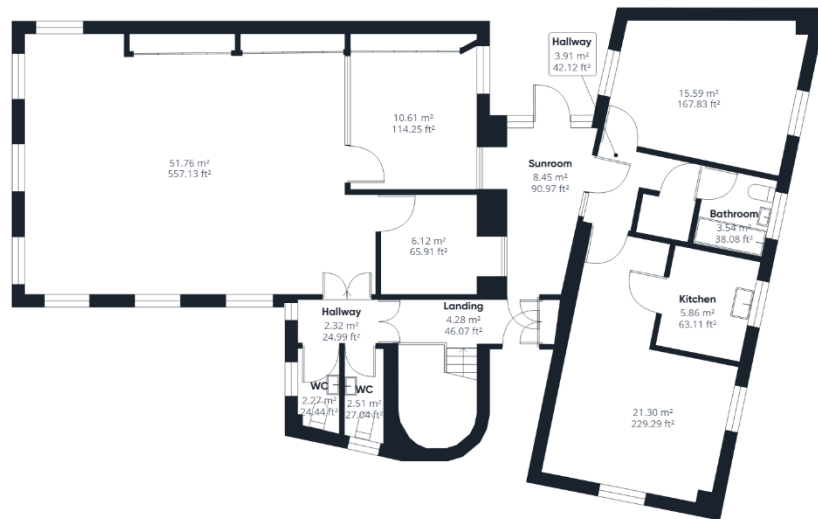
www.hsedwards.co.uk



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

317.37 m²

3416.16 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360