



PRICE REDUCED

8 & 9 Epsom Business Park, Kiln Lane,
Epsom, KT17 1JF

FOR SALE

Approx 5,985 sqft (556.02 sqm)

DESCRIPTION

Rare opportunity to acquire a modern industrial unit in the popular Epsom Business Park. The property is of steel frame construction with ground floor warehousing and a mezzanine floor which has been fitted as offices. The property benefits from 3-phase power, a minimum eaves height of 5.8m, a sectional loading door, WCs, air-conditioning and parking for up to 8 cars.

Ground Floor GIA	3,091 sqft	287.16 sqm
1 st Floor Offices	2,894 sqft	268.86 sqm
TOTAL	5,985 sqft	556.02 sqm

PRICE

£1,200,000 subject to contract.

TENURE

Freehold. With full vacant possession from the 20th March 2025.

LOCATION

Epsom Business Park is situated at the end of Kiln Lane, a major hub for light industrial and commercial occupiers within the town. Nearby notable occupiers include Wilsons, Sainsburys, Mercedes Benz, Toolstation, & Halfords amongst many others. The property is well located for access to major road networks with the A3 at Tolworth

approximately 10 minutes drive away and the M25 (J9) at Leatherhead approximately 5 miles away.

VIRTUAL TOUR LINK:

<https://tour.giraffe360.com/8678e224e6374693ab624ee137bf7826/>

RATES

Rateable value: £75,500. Rates payable at 54.6p in the £ (2024/25)

EPC

D-80

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Michael Angus
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DATE

February 2025

FOLIO NUMBER

30235

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

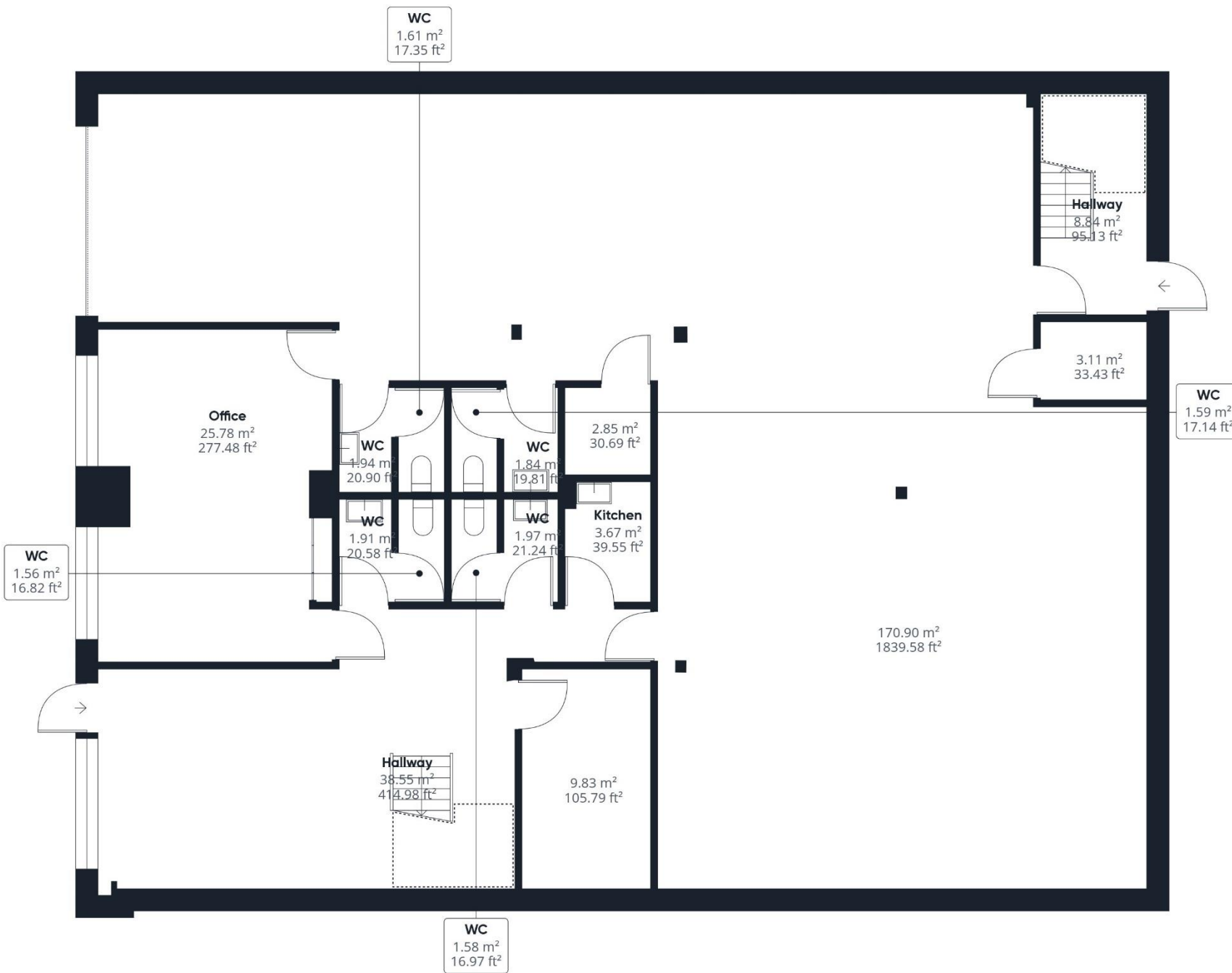
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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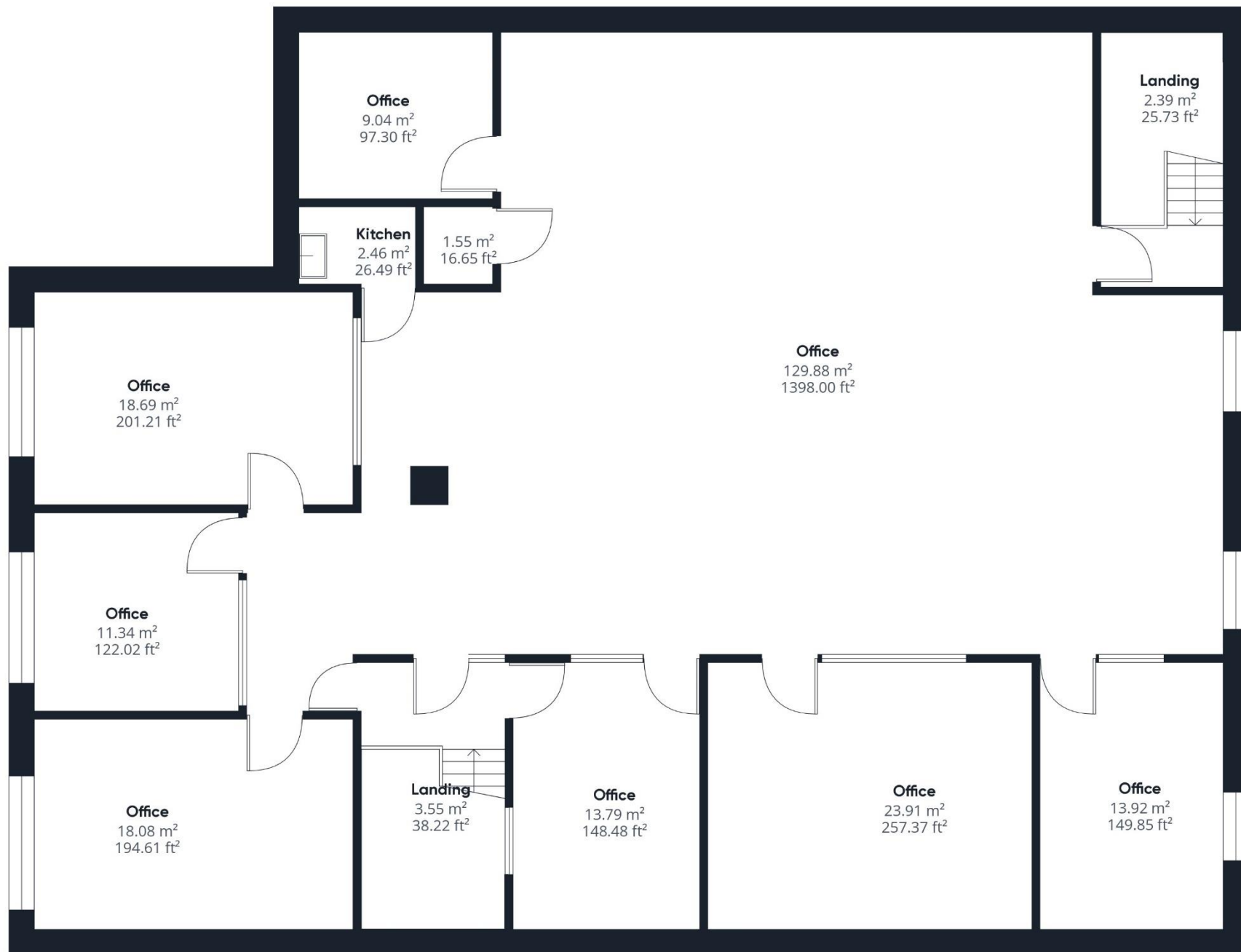
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Ground Floor



Approximate total area⁽¹⁾

248.6 m²
2675.94 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.

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Floor 1