



GROUND FLOOR OFFICES TO LET

**Suites 1 & 2, 77 London Road, Ewell, Surrey,
KT17 2BL**

TO LET

Approx 1,420 sqft (131.92 sqm)

DESCRIPTION

High-quality well-presented ground floor offices benefitting from gas central heating, air conditioning, LED lighting, window blinds, 2 x kitchenette, intercom, security alarm, ladies and gents WC, rear storage/workshop and on-site car parking for up to 4 cars. The property would suit a variety of occupiers under Class E consent.

Suite 1	617 sqft	57.32 sqm
Suite 2	457 sqft	42.46 sqm
Storage/workshop	346 sqft	32.14 sqm
TOTAL	1,420 sqft	131.92 sqm

RENT

£32,000 per annum exclusive plus Value Added Tax.

LEASE

New lease on terms to be agreed.

LOCATION

The property is situated on the West side of London Road, close to the junction with the Ewell bypass (A24) which provides access to the A3 at Tolworth, approximately 8 minutes drive away. The M25

junction 10 (Cobham) is a further 10 minutes drive away via the A3. The property is in close proximity to Ewell Village, Epsom and North Cheam.

RATES

Suite 1 - Rateable Value: £10,500 at 49.9p in the £.

Suite 2 - Rateable Value: £10,750 at 49.9p in the £.

EPC

Suite 1 – D 98.

Suite 2 – D 84.

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

May 2025

FOLIO NUMBER

30301(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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SUITE 1



SUITE 2



STORAGE/WORKSHOP

