



CLASS E UNITS TO LET

3 & 3a The Parade, Tattenham Way, Burgh Heath, Surrey, KT20 5NG

TO LET

Two units of approx. 310 sqft (28.77 sqm) and 419 (38.88 sqm) plus kitchenette

DESCRIPTION

Opportunity to occupy well-presented ground floor commercial units refurbished to a high standard with each unit providing full air-conditioning heating and cooling, suspended ceiling, kitchenette and WC/s, ideal for small businesses or start-up enterprises.

Unit 3 – Retail area	310 sqft	28.77 sqm
Unit 3A – Retail area	419 sqft	38.88 sqm

RENT

Unit 3 - £1,000 per calendar month, exclusive.
Unit 3A - £1,200 per calendar month, exclusive.

LEASE

A new 7 year lease available on each unit with Tenant and Landlord break option at expiry of the 3rd year on 6 months prior written notice.

LOCATION

Situated in a prominent position on the busy thoroughfare of Tattenham Way, close to the Junction with Reigate Road and the Asda Superstore. The

Parade benefits from free on-street customer parking for up to one hour and all day street parking close by.

RATES

To be assessed. ** Please note 100% Small Business Rate Relief will apply for businesses who are eligible and only occupy one property. **

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Unit 3 - 67.
Unit 3A – 66.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
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DATE

October 2025

FOLIO NUMBER

30320

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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