



**SERVICED OFFICES TO LET**

**HS** HUGGINS STUART  
**E** EDWARDS

**ADELPHI COURT, 1-3 EAST STREET, EPSOM, KT17 1BB**  
**RENT ON APPLICATION**

Adelphi Court, 1-3 East Street,  
Epsom, Surrey, KT17 1BB

## TO LET

Workstations available from  
85 sqft to 836 sqft (2-17 desks)

### DESCRIPTION

- 24 Hour Access
- DDA Compliant
- Kitchen Facilities
- Bathroom Facilities
- Lift / Stair Access
- Onsite and Local Parking
- Cleaning Daily

### RENT

On application.

### TERMS

Flexible terms available on the individual suites.

### LOCATION

This building offers attractive office space in the centre of Epsom just off the High Street and within walking distance of a number of amenities including shops, banks, restaurants and bars. Epsom mainline station is located 0.3 miles away. The M25 is also 5 miles by car providing access to both Heathrow and Gatwick airport.

### RATES

Interested parties are advised to make their own enquiries with the local authority.

### LEGAL COSTS

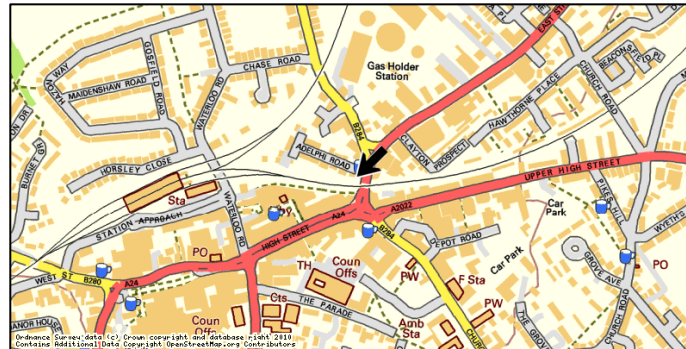
Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
Apex House, 10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
E: epsom@hsedwards.co.uk



### DATE

February 2020

### FOLIO NUMBER

19963(CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

APEX HOUSE  
10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

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

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