



OFFICE TO LET

**HS HUGGINS STUART
EDWARDS**

**SUITE B, FIRST FLOOR, ORMONDE HOUSE,
2 HIGH STREET, EPSOM, KT 19 8AD**

Suite B, 1st Floor, Ormonde House,
2 High Street, Epsom, KT19 8AD
TO LET

*** ONE OFFICE REMAINING ***

Approx 231 sqft (21.46 sqm)

DESCRIPTION

Well located town centre property providing first floor office accommodation overlooking the High Street with shared secure entrance, central heating, kitchenette, separate tea point and recently refurbished communal WCs.

USE

Suitable for a multiple of uses within Use Class E (Commercial Business & Service).

Rear Office	LET	
Middle Office	LET	
Front Left Office	231 sqft	21.46 sqm
Front Right Office	LET	

RENT

On application.

LEASE

New lease terms to be agreed.

LOCATION

Epsom is located approximately 17 miles south west of Central London. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead), whilst the town also benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey). The property is prominently situated in the town centre at the junction of Upper High Street and the High Street.

RATES

Suite B (whole) - Rateable value: £11,750.
Non-domestic uniform rates payable at 49.9p in the £ (2020/21). Individual rooms to be separately assessed.

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

August 2021

FOLIO NUMBER

20053(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice on 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

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 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