



**OFFICES TO LET**

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

UNIT 9 ECLIPSE ESTATE, 30 WEST HILL, EPSOM, KT19 8JD  
£14,000 PAX

Unit 9 Eclipse Estate, 30 West Hill,  
Epsom, Surrey, KT19 8JD

## TO LET

Approx 772 sqft (71.72 sqm)

### DESCRIPTION

Well presented ground floor offices within walking distance of Epsom town centre. The property benefits from male and female W.C's, a kitchenette and allocated parking for up to 5 vehicles.

### USE

From the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

[https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksiem\\_20200757\\_en.pdf](https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksiem_20200757_en.pdf)

Offices	662 sqft	61.50 sqm
Kitchen	95 sqft	8.83 sqm
Internal Storage	15 sqft	1.39 sqm
<b>TOTAL</b>	<b>772 sqft</b>	<b>71.72 sqm</b>

### RENT

£14,000 per annum exclusive.

### LEASE

New Lease. Terms to be agreed.

### LOCATION

The property is located on the Eclipse Estate on the North side of West Hill, a short walking distance (approx. 5 minutes) from Epsom Town Centre.

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).

### RATES

Rateable value: £9,200. Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

*The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: [www.gov.uk](http://www.gov.uk) or contact 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  
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### DATE

August 2020

### FOLIO NUMBER

20068(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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