



**OFFICE TO LET**

**HS HUGGINS STUART  
EDWARDS**

**FIRST FLOOR, SUITE A, ORMONDE HOUSE,  
2 HIGH STREET, EPSOM, KT19 8AD**

**First Floor, Suite A, Ormonde House,  
2 High Street, Epsom, KT19 8AD  
TO LET**

**Approx 248 sqft (23.03 sqm)**

**DESCRIPTION**

Well located town centre property providing first floor office accommodation with secure High Street entrance, central heating, LED lighting, carpeted, window blinds, shared kitchen on the second floor and recently refurbished communal WCs.

**USE**

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

Office	248 sqft	23.03 sqm
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**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**

To be confirmed.

**EPC**

Rating C – 63.

**LEGAL COSTS**

Each party to bear their own legal costs.

**VIEWING**

Strictly by appointment via sole agents Huggins Stuart Edwards.

**CONTACT**

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**DATE**

August 2021

**FOLIO NUMBER**

30076(CL)

**SUBJECT TO CONTRACT**

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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