



SELF-CONTAINED OFFICES TO LET

**HS HUGGINS STUART
EDWARDS**

**11 WEST STREET, EPSOM, SURREY, KT18 7RL
£29,000 PER ANNUM EXCLUSIVE**

11 West Street, Epsom, Surrey, KT18 7RL

TO LET

Approx 1,400 sqft (130.06 sqm)

DESCRIPTION

Rare opportunity to occupy a self-contained, Grade II Listed Georgian office building within Epsom Town Centre. The property comprises well-presented ground, first and second floor office space and benefits from W.C's, a kitchenette and 2 allocated parking spaces.

Ground Floor Offices	538 sqft	49.98 sqm
1 st Floor Offices	464 sqft	43.11 sqm
2 nd Floor Offices	366 sqft	34.00 sqm
Kitchenette	32 sqft	2.97 sqm
TOTAL	1,400 sqft	130.06 sqm

RENT

£29,000 per annum exclusive. VAT not applicable.

LEASE

New lease terms to be agreed.

LOCATION

Situated in a prominent position opposite Station Approach, the property is close to the High Street and town centre amenities with Epsom mainline rail station within short walking distance.

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). The town also benefits from regular rail

services to both London Waterloo and London Victoria (approx. 35 minute journey).

RATES

Rateable value: £19,500 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

USE

Offices or other businesses eligible under Class E (Commercial Business & Service).

EPC

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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
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DATE

January 2022

FOLIO NUMBER

30095(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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