



**1ST & 2ND FLOOR OFFICES TO LET**

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

1<sup>st</sup> & 2<sup>nd</sup> Floor Offices, 126 High Street, Epsom, KT19 8BT  
£12,750 PAX

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Epsom, KT19 8BT

## TO LET

Approx 702 sqft (65.22 sqm)

### DESCRIPTION

Newly decorated character offices located at the junction of High Street and West Street in the heart of Epsom Town centre. The office accommodation comprises two rooms on the first floor and two rooms on the second floor with kitchen and WCs on the first floor. Parking available under separate licence.

First Floor Offices	396 sqft	36.79 sqm
Second Floor Offices	306 sqft	28.43 sqm
TOTAL	702 sqft	65.22 sqm

### RENT

£12,750 per annum exclusive.

### LEASE

New lease excluding the security of tenure & compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

### LOCATION

Situated in a prominent position the offices are approached from West Street just off the High Street opposite The Marquis of Granby pub and close to Epsom mainline rail station. Epsom is located approximately 17 miles southwest 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).

### AMENITIES

Entry phone, central heating, new carpets, kitchen, Male & Female WCs and Cat 2 lighting.

### RATES

Rateable value: £10,250 (information taken from Valuation Office website). Non-domestic uniform rates payable at 49.9p in the £ (2022/23).

### EPC

D-88

### 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

May 2022

### FOLIO NUMBER

30108(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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