



COMMERCIAL UNIT TO LET

HS EDWARDS
HUGGINS STUART

4e The Parade, Tattenham Way, Burgh Heath, KT20 5NG
£450 PER CALENDAR MONTH EXCLUSIVE

4e The Parade, Tattenham Way, Burgh
Heath, Surrey, KT20 5NG

TO LET

Approx 280 sqft (26 sqm)

DESCRIPTION

Opportunity to occupy an affordable modern commercial unit with air-conditioning, kitchen facilities and WC. The property benefits from high-speed fibre broadband and telephone services and is ideal for a small business or start-up enterprise. There is a car parking space available for the unit at a small extra cost.

Suite 4e	280 sqft	26 sqm
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RENT

£450 per calendar month exclusive.

LEASE

New 7 year lease with Tenant and Landlord break option at expiry of the 3rd year on 6 months prior written notice.

USE

Class E (Commercial Business & Service).

LOCATION

The unit is situated behind a parade of shops in a prominent position on the busy thoroughfare of Tattenham Way, close to the Junction with Reigate Road and the Asda Superstore. The Parade benefits

from free on-street customer parking for up to two hours. The adjacent service road provides easy access for clients/customers. Ideal for small set ups as easy access both front and rear for deliveries and pick ups.

BUSINESS RATES

Rateable value: £4,400. Rates payable at 49.9p in the £ (2024/25). ***Note 100% Small Business Rate Relief may be available. Prospective occupiers to satisfy themselves as to their eligibility.***

LEGAL COSTS

Each party to bear their own legal costs.

EPC

B - 32.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE

February 2025

FOLIO NUMBER

30291

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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