



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**Unit A Aviary Court,
138 Miles Road
Epsom
KT19 9AB**

TO LET

1,788 sqft (166.10 sqm)

Well presented, self-contained office building within walking distance of Epsom Town Centre. The property benefits from open plan space which can be easily divided, air-conditioning and allocated car parking.

Ground Floor Offices	894 sqft	83.05 sqm
1 st Floor Offices	894 sqft	83.05 sqm
TOTAL	1,788 sqft	166.10sqm

RENT £32,000 per annum exclusive

LEASE New Lease. Terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is located on the North side of Miles Road close to the junction with Hook Road. Epsom mainline rail station is approximately 10 minutes walk away providing regular rail services to both London Waterloo and London Victoria. Epsom is located approximately 17 miles south west of Central London and is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead).

AMENITIES

The property benefits from allocated parking for 4 cars, a kitchenette, W.C., disabled W.C, double glazing, air-conditioning, suspended ceilings, category 2 lighting, gas central heating, security alarm and perimeter trunking.

RATES

Rateable value: £27,750 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 47.9p in the £ (2017/18).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department,
Apex House, 10 West Street, Epsom, Surrey KT18 7RG
T: **01372 740555**
F: 01372 741002
E: info@hes-epsom.co.uk
W: www.hugginsedwards.co.uk

DATE

October 2017

FOLIO NUMBER

19353(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS EDWARDS & SHARP

Incorporating Langlands & Son (Est 1798)

**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

APEX HOUSE

10 WEST STREET
EPSOM
SURREY KT18 7RG
T: 01372 740555

11-15 HIGH STREET
BOOKHAM
SURREY KT23 4AA
T: 01372 457011

3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

1 GROVE ROAD
SUTTON
SM1 1BB
T: 020 8642 2266

17 COOMBE ROAD
NEW MALDEN
SURREY KT3 4PX
T: 020 8942 7733

Huggins Edwards & Sharp is a trading name of Huggins Edwards & Sharp LLP, a limited liability partnership registered in England & Wales. Registered number OC399226. Registered office: 11-15 High Street, Bookham, Surrey, KT23 4AA. Regulated by RICS. Huggins Edwards & Sharp LLP for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Edwards & Sharp LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Edwards & Sharp LLP have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.