



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

1st Floor Offices
40 East Street
Epsom
Surrey
KT17 1HB

TO LET

Approx 5,765 sqft (535.58 sqm)

Rare opportunity to occupy substantial office space within Epsom Town Centre, the space is predominantly arranged as open plan, air-conditioned offices, benefitting from two separate entrances, passenger lift, kitchen facilities, male and female W.C.'s and allocated parking.

Offices	5207 sqft	483.74 sqm
Meeting Room	558 sqft	51.84 sqm
W.C's	-	-
TOTAL	5,765 sqft	535.58 sqm

RENT £65,000 pax (£11.27 per sqft)

LEASE Available by way of an assignment of the existing 5 year lease expiring on the 1st April 2019. Lease permits sub-letting in part.



www.hugginsedwards.co.uk

LOCATION

The property is located in a prominent position on East Street opposite the Rainbow Leisure Centre. The property is within 500 metres of the town centre amenities and High Street retailers. The property is approximately 7 minutes walking distance of Epsom mainline rail station which provides regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey). Access to the national motorway network is available via the M25 Junction 9 (4.3 miles approx) and the A3 via Hook Road Junction (4.5 miles approx).

AMENITIES

Air-conditioning, passenger lift, perimeter trunking, perimeter heating, suspended ceiling, recessed lighting, primary and secondary glazing, security alarm, secure door entry system, Kitchen area, male & female W.C.'s & allocated parking for 12 cars.

LEASE

5 year lease commencing 1st April 2014 (Inside the Landlord & Tenant Act 1954 Part II and subject to a schedule of condition). Copies available on request.

RATES

Rateable value: £62,200 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 50.4p in the £ (2019/20).

SERVICE CHARGE

Service charge capped at £6.50 per sq ft, subject to RPI increases.

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**
E: info@hes-epsom.co.uk
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DATE

April 2019

FOLIO NUMBER

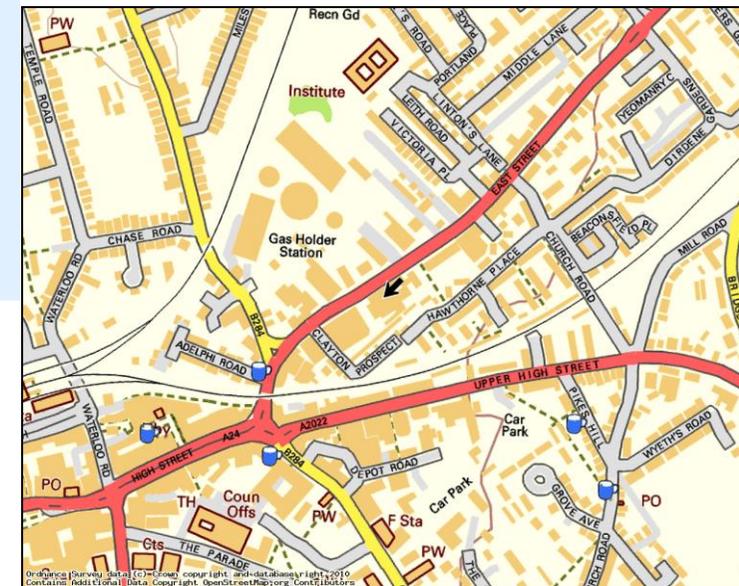
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SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



Location Map



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EPSOM
SURREY KT18 7RG
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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

60-62 CAMBRIDGE ROAD
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