



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

71 Marbles Way
Tadworth
Surrey
KT20 5JP

TO LET

Approx 631 sqft (58.64 sqm)

Opportunity to occupy a well presented ground floor office unit located within a parade of shops in a well populated residential area close to Tadworth Leisure and Community Centre. The property benefits from a rear yard and free on street parking.

Offices	566 sqft	52.56 sqm
Kitchen	65 sqft	6.08 sqm
WC	-	-
TOTAL	631 sqft	58.64 sqm

RENT £10,000 per annum exclusive

LEASE New lease to be contracted outside the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

Alternative commercial uses considered STPP



www.hugginsedwards.co.uk

LOCATION

Tadworth is located in the south-east of the Epsom Downs neighbouring Kingswood and Walton-on-the-Hill within the Borough of Reigate and Banstead. The property is situated in Marbles Way amongst other local independent traders include a general store, newsagents and fish & chip takeaway.

Tadworth mainline rail station provides a regular service to London Bridge and the M25 is accessible via Junction 8 at Reigate.

AMENITIES

The property is carpeted throughout and benefits from a wheelchair accessible WC, suspended ceiling, recessed lighting, central heating, perimeter trunking, UPVC double glazing, security alarm, CCTV and an automatic roller shutter.

RATES

Rateable value: £3,600 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

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
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DATE

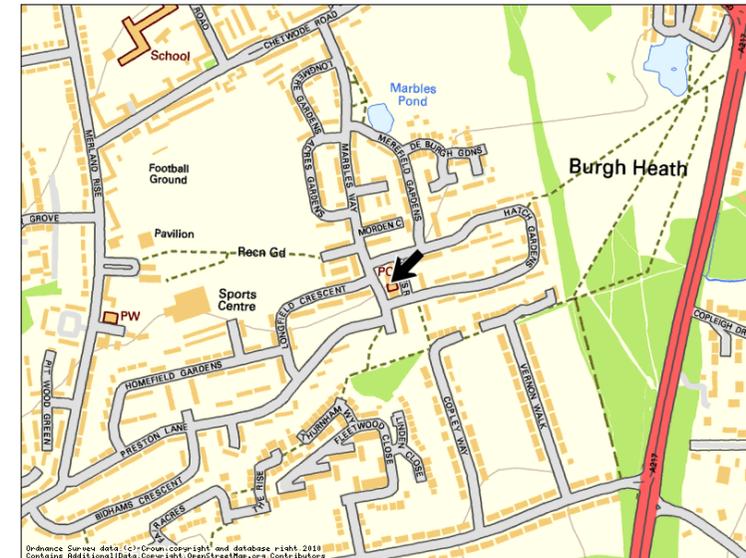
April 2019

FOLIO NUMBER

19914(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS EDWARDS & SHARP

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3 BRIDGE STREET
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