



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

Ground Floor, Highview House
Tattenham Crescent
Epsom Downs
Surrey
KT18 5QJ

TO LET

Approx 945 sqft (87.79 sqm)

Opportunity to occupy recently refurbished office space in Tattenham Corner, near Epsom Downs racecourse. The property is accessed via a short flight of steps leading to a patio area, the space comprises two open plan areas benefitting from good natural light, a kitchen area & male & female W.C.'s.

Offices	945 sqft	87.79 sqm
W.Cs	-	-
TOTAL	945 sqft	87.79 sqm

RENT £15,500 per annum exclusive

LEASE The property is available on a new lease for a term to be agreed. The lease to be excluded from the security of tenure & compensation provisions of the 1954 Landlord & Tenant Act Part II.



www.hugginsedwards.co.uk

LOCATION

The property is situated on the North side of Tattenham Crescent close to the junction with Tattenham Corner Road. It adjoins the local shopping parade which has a good range of retailers including a Co-operative, a Lloyds pharmacy and a Martins newsagents. Tattenham Corner Rail station is directly opposite providing regular services to London Bridge and London Victoria. A local authority run car park opposite offers 3 hours free parking and a daily charge of £3 up to 10 hours excluding race days. Epsom Town centre is only 2 miles away and the M25 can be accessed via Junction 8 at Reigate which is approximately 5 miles away.

RATES

Rateable value: £12,500 (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

19921(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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