



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**Suite B 1<sup>st</sup> Floor  
Ormonde House  
2 High Street  
Epsom KT19 8AD**

**TO LET**

**From approx 108 sqft (10.03 sqm)  
to 875 sqft (81.29 sqm)**

Well located town centre property providing self-contained 1<sup>st</sup> floor office space. The accommodation is arranged over 4 rooms overlooking the High Street and benefits from a shared secure entrance, central heating, kitchenette, separate tea point and recently refurbished communal WCs.

|                    |          |           |
|--------------------|----------|-----------|
| Rear office        | 108 sqft | 10.03 sqm |
| Middle office      | 182 sqft | 16.91 sqm |
| Front left office  | 231 sqft | 21.46 sqm |
| Front right office | 319 sqft | 29.64 sqm |

**RENT** On application.

**LEASE** New lease terms to be agreed on individual offices or as a whole.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

Epsom is located approximately 17 miles south west of Central London. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead), whilst the town also benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey). The property is prominently situated in the town centre at the junction of Upper High Street and the High Street.

## RATES

Rateable value: £11,750 (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  
Apex House, 10 West Street, Epsom, Surrey KT18 7RG  
T: **01372 740555**  
F: 01372 741002  
E: [info@hes-epsom.co.uk](mailto:info@hes-epsom.co.uk)  
W: [www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## DATE

November 2019

## FOLIO NUMBER

20053(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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

|  |   |   |  |
|--|---|---|--|
| 10 WEST STREET<br><b>EPSOM</b><br>SURREY KT18 7RG<br>T: 01372 740555 | 11-15 HIGH STREET<br><b>BOOKHAM</b><br>SURREY KT23 4AA<br>T: 01372 457011 | 3 BRIDGE STREET<br><b>LEATHERHEAD</b><br>SURREY KT22 8BL<br>T: 01372 374806 | 1 GROVE ROAD<br><b>SUTTON</b><br>SM1 1BB<br>T: 020 8642 2266 |
|--|---|---|--|

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