

Epsom, KT19 9AP
Unit D Blenheim House
Business unit with secure access
1,596 sq.ft (148.3 sq.m) Gross Internal Approx + extra

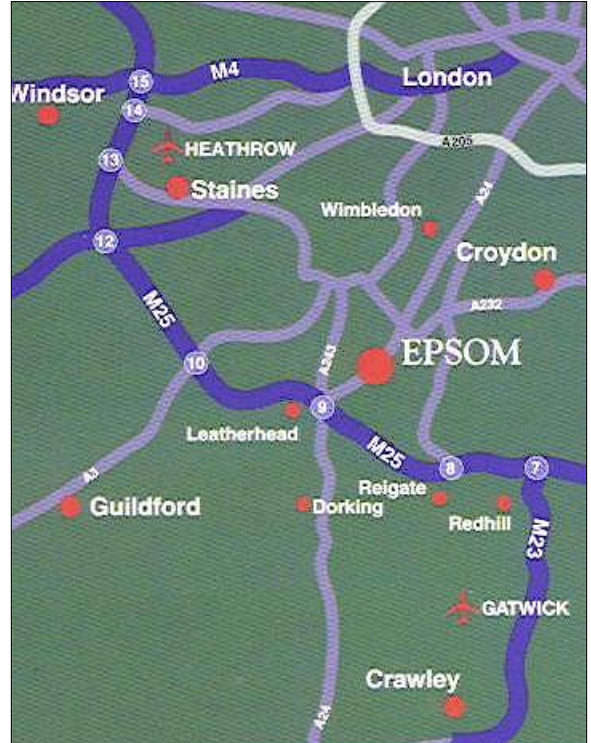
Available Summer 2017



Secure lockable gates.



Excellent eaves height with capability of mezzanine flooring. – Historic Photo



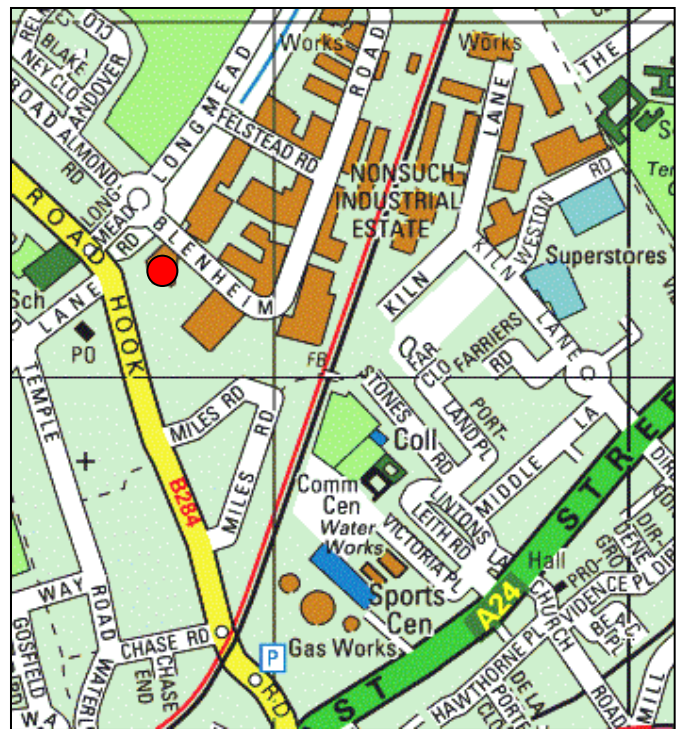
TO LET

Location: The premises are located on the established Longmead Business Park. The A24 is only ½ mile from the unit providing excellent access to the A3 (Tolworth) and Junction 9 (Leatherhead) of the M25. Epsom Station is only a few minutes drive and provides a fast and frequent service to London Waterloo, Victoria and London Bridge.

Description: The premises comprise a quality warehouse/production unit currently used for a light industrial use. The unit is suited to a variety of uses and is capable of being fitted with a mezzanine floor.

Amenities:

- Lockable Gates.
- Mezzanine floor if required
- Designated car parking for 2 cars
- Full staff facilities.
- Three phase power
- Cooling/Heating.



Floor Areas: (Gross Internal Approx)

1,596 sq.ft 148.3 sq.m (plus mezzanine)

Planning:

B1© Light Industrial and B8 Warehouse of the Use Classes Order

Interested parties are advised to make their own enquiries as to the suitability of their use to the Local Planning Authority (Epsom Town Hall 01372-732000).

Terms:

The unit is available on a new full repairing and insured lease basis from 3 years and upwards subject to rent review.

Rent:

From £20,000 per annum exclusive + VAT.

Service Charge: To be confirmed.

Rateable Value: £11,250

Rate in £: £0.456

Rates Payable (April 17) £5,240 pa approx

EPC: Applied For.



Historic Photo



Viewing via Sally Holley or Jonathan Hillman