Kirkgate

19–33 Church St
Epsom, KT17 4PF

4,017 - 8,603 sq ft
Fully Fitted and
Unfitted Options





Kirkgate

Refurbished Grade A office space.

Fully fitted and conventional suites available.

The building has undergone a comprehensive refurbishment to include a remodelled and enlarged glazed reception.

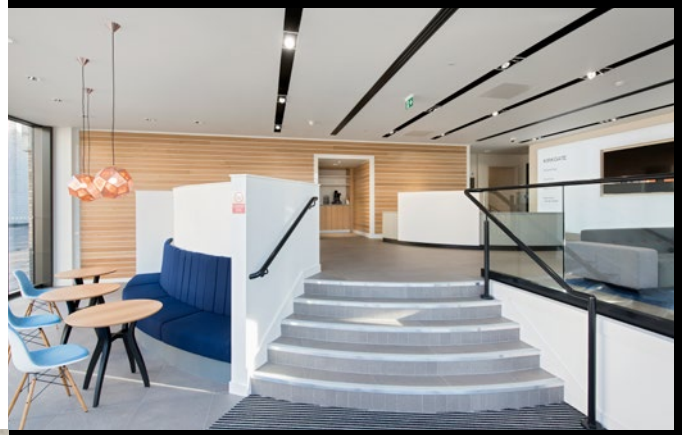
It benefits from secure basement car parking situated on three basement levels.

Kirkgate

Contemporary finishes are complemented by high quality amenities.











- Remodelled and enlarged glazed entrance
- Manned reception
- VRF air conditioning & fibre tile suspended ceilings
- Fully fitted second floor “Plug & Play”
- LG7 compliant intelligent LED lighting with PIR
- Fully accessible raised floors
- Two 8-person passenger lifts
- Male and female WCs on each floor
- Disabled WC and shower room
- Shower and changing facilities
- Bicycle storage
- 21 car parking spaces
- BREEAM – Very Good
- EPC – B



Fitted out second floor.

Fitted second floor suite.









Fitted second floor suite.

Kirkgate

Fit out features.

- 2x 8 person meeting room and 1x 6 person meeting room
- 1x reception area
- 1x tea point with high counter
- 32x open plan office workstations
- 1x quiet booth
- 1x soft seating area
- Plug & Play

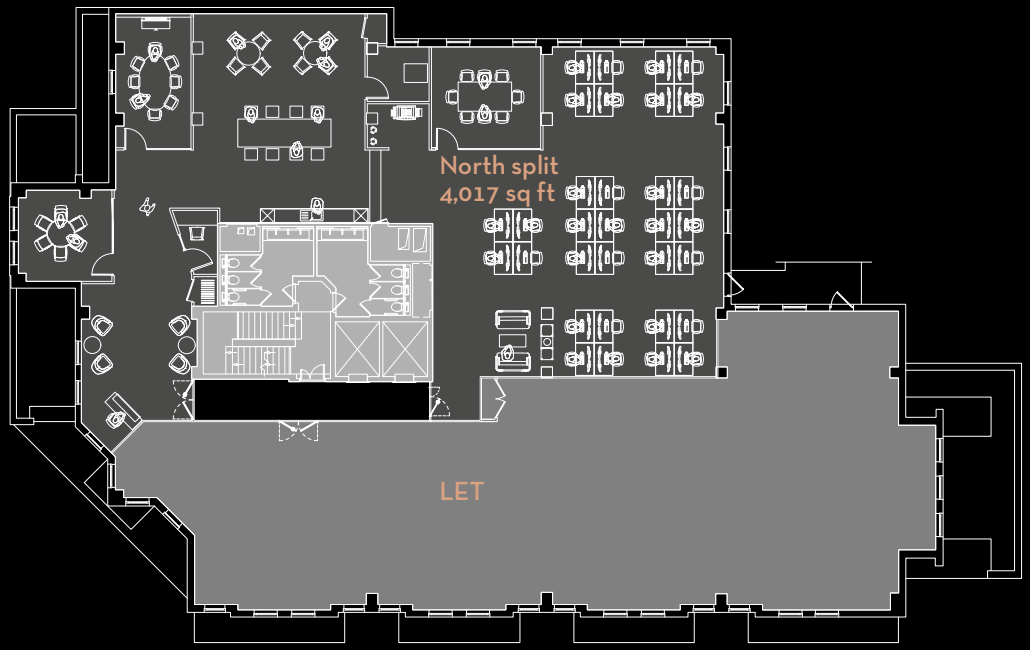


Second floor fitted suite

Available accommodation

Floor	Sq Ft	Sq M
Third	LET	LET
Second	4,017	373
First	LET	LET
Ground	4,586	426
Total (approx. Net Internal Areas)	**8,603**	**799**

SECOND FLOOR SPLIT PLAN



- North split
- South split
- Core

North split occupancy

Open plan workstations	32
8 person meeting room	2
6 person meeting room	1
Reception area	1
Tea point	1
Quiet booth	1
Soft seating area	1

Kirkgate

Providing flexible space to make your own.

North

For indicative purposes only, not to scale.





Kirkgate

Benefitting from the wealth of amenities Epsom town centre has to offer.

The Ashley Centre and Epsom's range of shops, cafés, gyms and restaurants provide a wide variety of amenities, many of which are within just a couple of minutes walk.

Odeon Cinema, Rainbow Leisure Centre, Ask Italian, HSBC, Waitrose, Caffè Nero, NatWest, Next, Starbucks, Travelodge, Costa Coffee, the Post Office, M&S, Boots, Pizza Express, Gails, Wagamama, PureGym, Epsom Downs Racecourse.

The University for the Creative Arts, Epsom campus hosts its new Business School for Creative industries, the first in the UK.



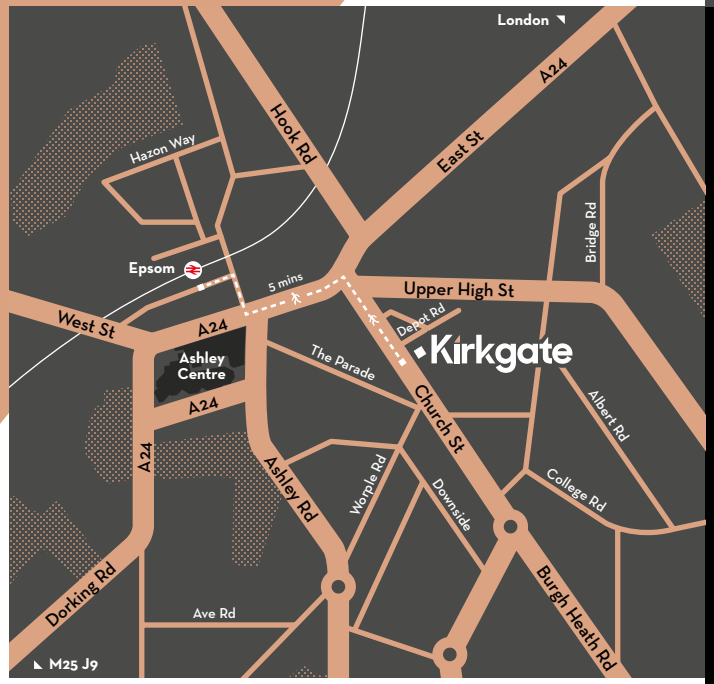




Kirkgate

Conveniently connected to central London and beyond.





Epsom is situated 15 miles south west of central London, just 4 miles from junction 9 of the M25 and 5 miles from the A3 at Tolworth, offering easy access to London and the wider South East.

Kirkgate is located on Church Street, in the heart of the town centre, just a 5 minute walk from Epsom train station. Frequent services run into London Waterloo and London Victoria stations.

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3 minutes walk to the Ashley Centre

5 minutes walk to Epsom Station

36 minutes rail journey London Waterloo

37 minutes rail journey London Victoria

4 miles to M25

5 miles to A3

27 minute drive to Gatwick

32 minutes drive to Heathrow



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kirkgateepsom.com

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