globalhouse-epsom.co.uk

GLOBAL HOUSE

1 ASHLEY AVENUE, EPSOM KT18 5AD

HIGH QUALITY OFFICE SPACE
FROM 5,500 – 25,000 SQ FT
TO LET

>

GLOBAL HOUSE

1 ASHLEY AVENUE, EPSOM KT18 5AD

TOWN CENTRE HEADQUARTERS BUILDING





Global House is a prominent modern office block in the heart of the town centre of 50,000 sq ft and provides large open plan space with good natural light. The property is adjoining The Ashley Shopping Centre and benefits from a private car park deck in the multi-storey.


TO WIMBLEDON & WATERLOO
RAINBOW LEISURE CENTRE
TO A3 & CENTRAL LONDON
TO VICTORIA & LONDON BRIDGE
A24
LIDL
TRAVELODGE
EPSOM
DERBY SQUARE
ODEON LUXE
TO DORKING & GUILDFORD
HIGH STREET
PREMIER INN
ASHLEY CENTRE
TO A3 & GUILDFORD
GLOBAL HOUSE
EPSOM PLAYHOUSE
A24
TO M25 & GATWICK AIRPORT
ROSEBERRY PARK
GLOBAL HOUSE

REFURBISHMENT INCLUDES A LARGE PRESTIGIOUS RECEPTION AND UPGRADED ENTRANCE





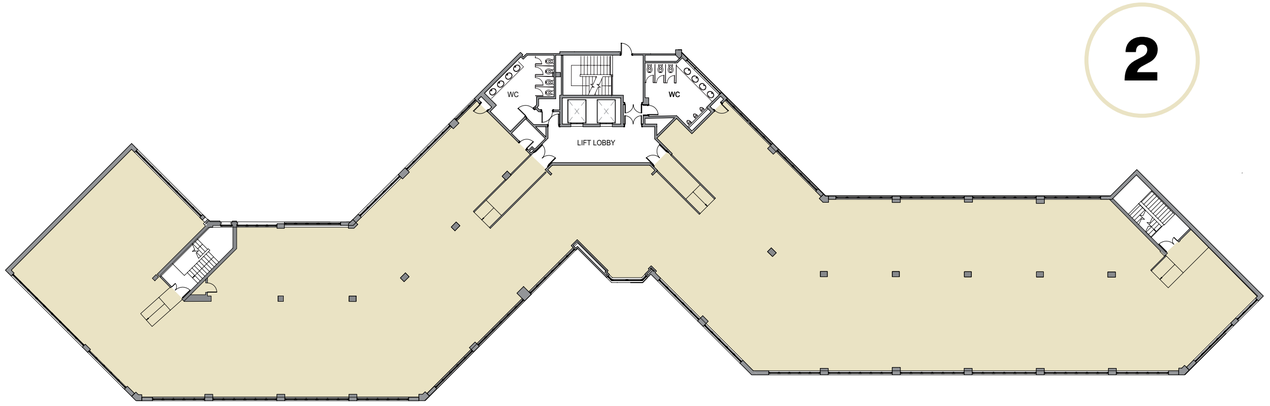
The property has been refurbished to a high standard with a new reception, upgraded entrance and common areas, WCs, showers and cycle racks.

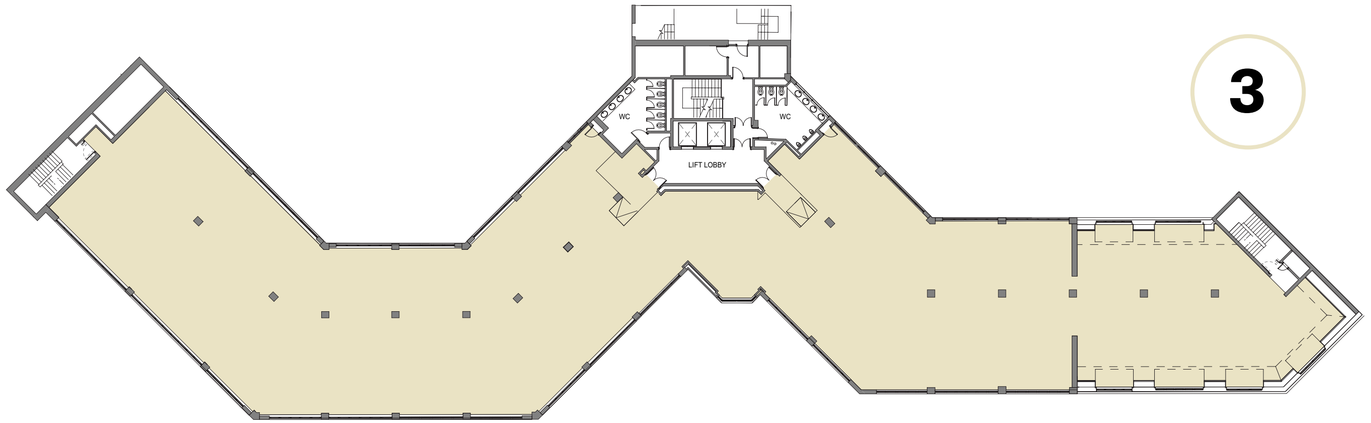
It provides single floor plates of 12,000 sq ft to 13,000 sq ft with excellent flexibility to suit occupiers needs from 5,500 sq ft.

FLOOR AREAS

The offices provide large single floors and can be split to suit requirements from 5,500 sq ft.

Floor	sq ft	sq m
Fourth	Let	
Third (All electric)	13,093	1,216.3
Second (All electric)	11,964	1,111.4
First	Let	
Ground	Let	
Total	**25,057**	**2,327.7**





Not to scale. For identification purposes only.

GLOBAL HOUSE



CGI of a typical floor.

SPECIFICATION

VRV air conditioning

Targeting EPC-B

LED lighting

Raised Floors

2 x 12 person passenger lifts

Male and Female WCs on all floors

50 car spaces (1:500 sq ft)

Shower

Secure cycle racks

GLOBAL HOUSE

LOCATED IN THE TOWN CENTRE WITH ALL AMENITIES ON THE DOORSTEP

There is direct access into the Ashley shopping centre from Global House where retailers include; Waitrose, M&S, Next, JD Sports, Primark, Sports Direct.

There are numerous restaurants, coffee shops and pubs as well as Travelodge, Premier Inn, Gyms, Theatre and Cinemas all close by.

Epsom is also home to the University for Creative Arts and one of the world's oldest and most famous horse races, the Epsom Derby.























LOCAL AMENITIES







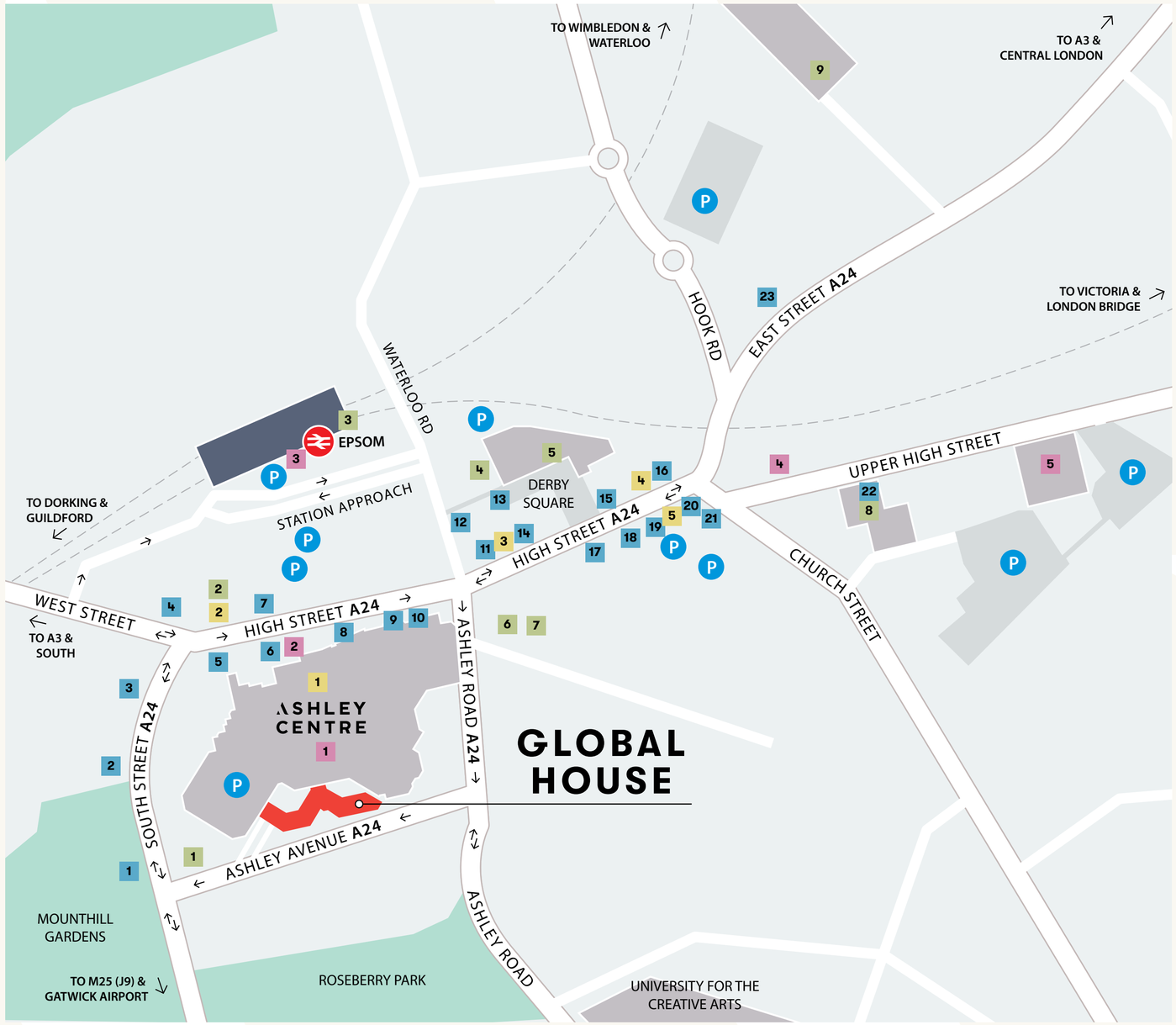
RESTAURANTS, CAFÉS & PUBS	
1	Scicily
2	Koza
3	Biba
4	Marquis of Gramby
5	JD Wetherspoon
6	Caffé Nero
7	Cappadocia
8	Gail's
9	Starbucks
10	Pret
11	Coffee #1
12	Nando's
13	Bet at One
14	Greggs
15	McDonald's
16	Taco Bell
17	Ask Italian
18	Subway
19	Caballo Lounge
20	Wagamama
21	The Faraday
22	Costa
23	Rocksalt

SUPERMARKETS & FOOD STORES	
1	Waitrose
2	Marks & Spencer
3	Tesco Express
4	Co-op
5	Lidl

SHOPS	
1	**Ashley Centre** - Accessorize - Boots - Card Factory - Claire's - Holland & Barrett - JD - Monsoon - Next - Oliver Bonas - Pandora - Primark (opening soon) - Sports Direct - WH Smith
2	TK Maxx
3	Waterstones
4	Specsavers
5	Ryman

HOTELS & LEISURE	
1	Epsom Playhouse
2	Pure Gym
3	Travelodge
4	Anytime Fitness
5	Epsom Picturehouse
6	The Rigg Gym
7	Premier Inn
8	Odeon Luxe
9	Rainbow Leisure Centre

What3Words
///person.decreased.trucks



TRAVEL

Only 15 miles from central London, Global House is well connected for the motorway network and public transport. Epsom station is within a 5 minute walk of Global House with direct trains to Waterloo, Victoria, London Bridge and surrounding towns.

Gatwick and Heathrow airports are within easy access.

BY RAIL

From Epsom to:	Minutes
Sutton	8
Leatherhead	8
Dorking	16
Wimbledon	19
West Croydon	24

From Epsom to:	Minutes
Clapham Junction	26
Guildford	34
Waterloo	36
Victoria	42
London Bridge	43

BY ROAD

From Global House to:	Miles
M25 (Junction 9)	4
A3	5
Central London	17
Gatwick Airport	20
Heathrow Airport	23









GLOBAL HOUSE

GLOBAL HOUSE

1 ASHLEY AVENUE, EPSOM KT18 5AD

globalhouse-epsom.co.uk

VIEWING

For further information or to arrange a viewing please contact the joint sole agents.

Mark Skelton
07885 743 202
mskelton@shw.co.uk

Bradley Williams
07738 890 302
bwilliams@shw.co.uk

Clare Lane
07866 622 013
clarelane@brayfoxsmith.com

Chris Bulmer
07917 526 855
chrisbulmer@brayfoxsmith.com

Misrepresentation Act 1967: Messrs Bray Fox Smith & SHW for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Bray Fox Smith & SHW nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Compiled November 2025.

Designed by GKA Design | gkadesign.com | 0204 511 0112