

FIRST QUARTER

1Q

EPSOM, SURREY KT19 9QN

MODERN HIGH QUALITY FLEXIBLE BUSINESS UNITS TO LET

firstquarterepsom.com

FIRST QUARTER

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A development of modern 2 storey business units offering a mix of high quality offices and warehouse business space

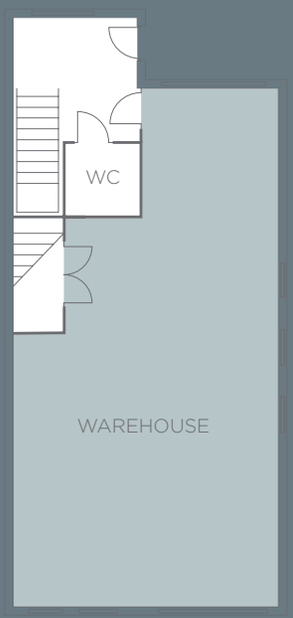
First Quarter is less than half a mile from Epsom Town Centre and is situated on Blenheim Road in the Longmead Estate, Epsom's premier business location.

Epsom is ideally situated for access to the M25, the A3, central London, Heathrow and Gatwick Airports. Epsom Station has a regular service to Waterloo, Victoria and London Bridge.

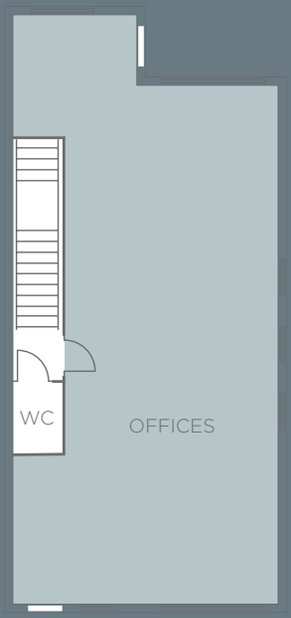




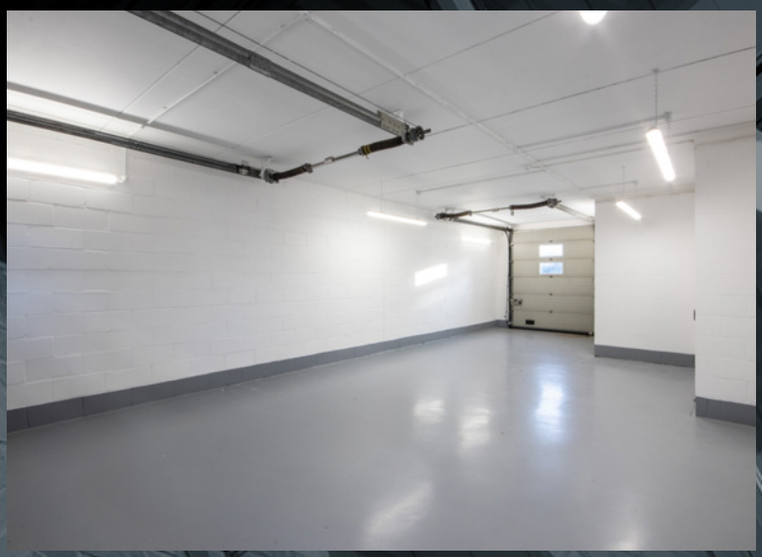




Typical ground floor plan.

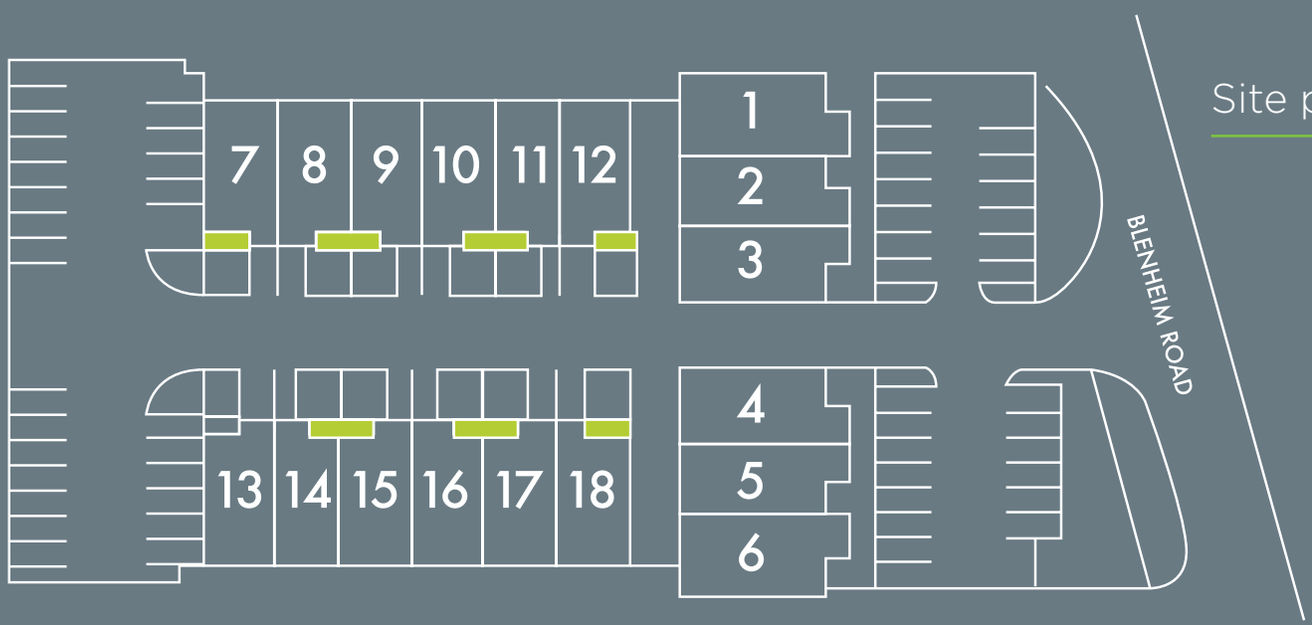


Typical first floor plan.





Site plan



Description

The accommodation comprises refurbished first floor offices with open plan ground floor warehouse / light industrial space which benefits from the following:

Amenities Warehouse

- 3 phase power
- Fluorescent lighting
- Roller shutter loading door
- Gas central heating
- Eaves height of 10' 4" (3.15 m)
- Accessible toilet
- Loading bay

Amenities First Floor Offices

- Fully carpeted
- 3 compartment perimeter trunking
- Suspended ceiling
- Recessed fluorescent lighting
- Ceiling mounted comfort cooling unit
- Gas fired central heating
- Tea station
- Double glazed windows throughout
- Toilet
- On-site parking

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FIRST QUARTER 1Q

BLENHEIM ROAD, EPSOM, SURREY KT19 9QN





Good communications to Central London and M25 motorway.

By Road

Ewell West Station	0.8 miles
Epsom Town Centre	0.9 miles
Epsom Station	1.2 miles
A3	4.0 miles
M25 motorway	5.4 miles
Central London	13 miles
Gatwick Airport	19.4 miles
Heathrow Airport	26 miles

By Rail

From Epsom

Clapham Junction	21 mins
Guildford	29 mins
London Victoria	35 mins
London Waterloo	36 mins
London Bridge	44 mins

From Ewell West

Wimbledon	15 mins
London Waterloo	33 mins

TERMS
New full repairing and insuring leases are available for terms to be agreed.

VIEWING
Strictly by appointment through the joint agents.

firstquarterepsom.com

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FIRST QUARTER, EPSOM, SURREY, KT19 9QN

www.firstquarterepsom.com

We are instructed to market four modern office, production / storage units.

The units comprise modern 2 storey business units offering a mix of high quality comfort cooled offices to the first floor and warehouse business space to the ground floor. Facilities include car parking, three phase power, roller shutter loading door, gas central heating and an eaves height of 10' 4".

We now have the following units available on new full repairing and insuring leases for terms to be agreed.

UNIT	SQ FT	SQ M	RENT PSF	CAR PARKING	RATES PAYABLE	EPC	STATUS
2	1,774	164.8	£24.00	5	£17,569.50	B30	Under Offer
4	1,682	156.2	£24.00	5	£14,475.50	B30	Under Offer
7	1,494	138.8	£24.00	5	£13,260.00	B29	Available Now
18	1,498	139.2	£24.00	5	£13,039.00	B29	Available Now

For further information or to arrange a viewing, please do not hesitate to contact us:

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Or our joint agents Cattaneo Commercial on 020 8546 2166