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TO LET

OFFICE / INDUSTRIAL– 2,950 SQ FT (274.06 SQ M)

Unit 12 Epsom Business Park, Kiln Lane, Epsom, Surrey, KT17 1JF

DESCRIPTION
Epsom Business Park is a small estate of modern purpose built industrial units with large communal yard / parking area. The subject unit is mid terrace with a full mezzanine floor and provides a flexible business unit. Previously occupied as offices, the loading door is still in situ and can be reinstated.

LOCATION
Epsom Business park is located on the north of Kiln Lane approximately 1.5 miles to the north-east of Epsom town centre. The junction of Kiln Lane with the A24 East Street is approximately 0.4 miles to the south-east. Junction 9 (Leatherhead) of the M25, which provides access to the UK motorway network, is approximately 4.5 miles to the south-west.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,501	139.44
First Floor Office/Mezzanine	1,449	134.61
TOTAL	**2,950**	**274.05**

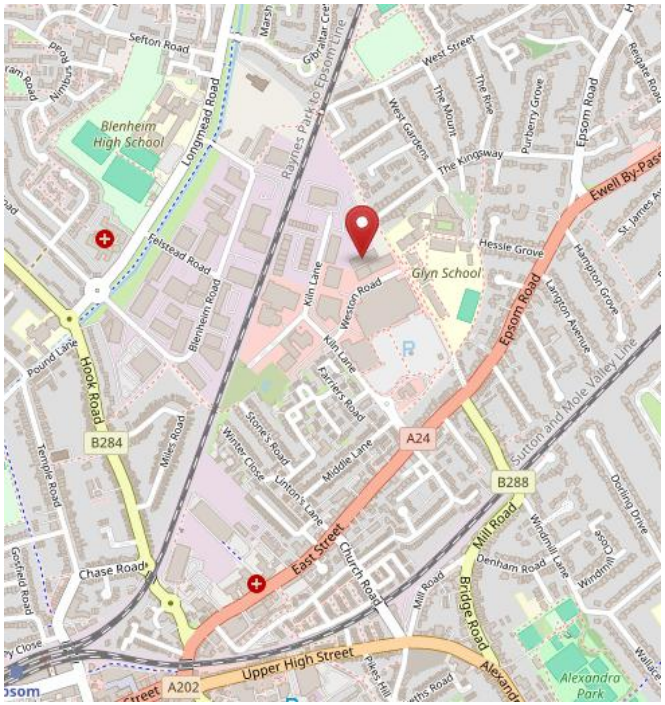
AMENITIES / OPPORTUNITY
- Roller shutter door
- Category 2 lighting
- Kitchen and three WCs
- Mezzanine floor with office space
- Mezz can be removed to bring back open plan warehouse

RENT
£39,950 Per annum

RATES
The current Rateable Value of the property is £63,500.

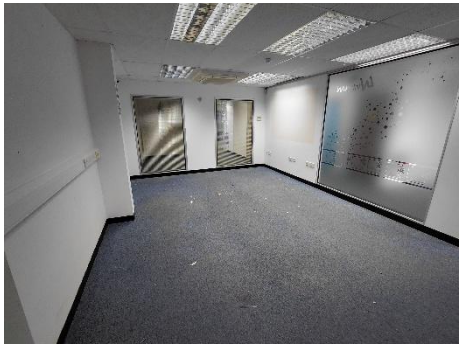
LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
Energy rating: D









VIEWINGS – 020 8662 2700

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