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# TO LET

## OFFICE – 687 – 4,289 SQ FT (63.82 – 398.46 SQ M)

**Renaissance House, 32 Upper High Street, Epsom, Surrey, KT17 4QJ**

# Rent | On application — Refurbished Offices with Cooling — 15 July 2026

## DESCRIPTION
Renaissance House is a modern office building constructed in the late 80s and providing high quality accommodation with secure basement car park. There is a large reception area accessed from an attractive courtyard at the rear.

The spaces on the first floor have been refurbished to include new cooling, LED lighting and raised floors. The third floor suite has suspended ceilings, recessed lighting and cooling.

## LOCATION
Epsom is on the A24 approx. 4 miles to the M25 (j9) and 5 miles to the A3 at Tolworth.

Renaissance House is situated in the town centre fronting Upper High Street (A2022) within approx. 400m of the High Street and all its amenities including: The Ashley shopping centre, Gyms, Hotels, and numerous coffee shops, restaurants and bars.

The mainline station is within 800m and provides a frequent, direct service to London Victoria and Waterloo, travel time approximately 36 minutes.

## ACCOMMODATION (NET INTERNAL AREA)

| | SQ FT | SQ M |
|---|---|---|
| Third Floor | 687 | 63.82 |
| First Floor East | 1,502 | 139.54 |
| First Floor West | 2,100 | 195.09 |
| **TOTAL** | **4,289** | **398.46** |

## AMENITIES
- Cooling
- Suspended ceiling
- Recessed LED lighting
- Raised Floors
- Parking spaces
- Lift
- Shower

## RENT
On application

## TENURE
The suites are available on new equivalent full repairing and insuring leases on terms to be agreed.

## RATES
First Floor West Rateable value 04/26 £37,750
First Floor East Rateable value 04/26 £29,750
Third Floor Rateable value 04/26 £15,250

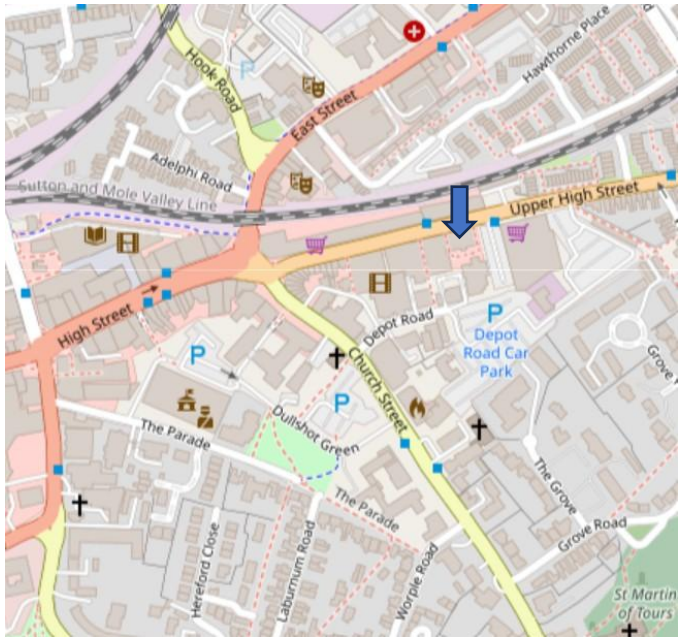
This is for guidance only, interested parties should check rates payable with the local council.

## SERVICE CHARGE
There will be a service charge to cover the upkeep of the common areas.

## VAT
VAT will be chargeable on the terms quoted.

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

## EPC
The property has an EPC rating of C.









## VIEWINGS – 020 8662 2700

**Mark Skelton** **t:** 01372 840 296 **e:** mskelton@shw.co.uk
**Bradley Williams** **t:** 020 8662 2730 **e:** bwilliams@shw.co.uk

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Part First Floor

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