

MAKING PROPERTY WORK

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TO LET

FIRST FLOOR OFFICE SUITE – 2,777 SQ FT (257.98 SQ M)

Suite 2, Kings Shade Walk, High Street, Epsom, Surrey, KT19 8AU

Rent | On Application

First Floor Office Suite To Let

20 May 2026

DESCRIPTION
A first floor office suite with direct access from the high street via a large entrance lobby with lift.

The space provides a mix of meeting rooms, private offices and open plan space with Kitchenette and its own WC facilities.

LOCATION
Epsom is appx 15 miles south west of central London on the A24 which links to the A3 and M25(J9) both appx 5 miles.

The station is appx 500m and provides fast and frequent services to Waterloo, Victoria and London Bridge travel times from 36 mins.

The property is situated in the town centre off the market square, amongst all the amenities including the Ashley Shopping Centre numerous coffee shops, restaurants, pubs, Premier inn, Travelodge, Gyms.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
1st Floor Office Suite	2,777	257.98

RENT
On application

AMENITIES
- Comfort cooling
- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Parking
- Lift
- Kitchen
- Male and Female WCs
- 2 private offices
- Meeting room

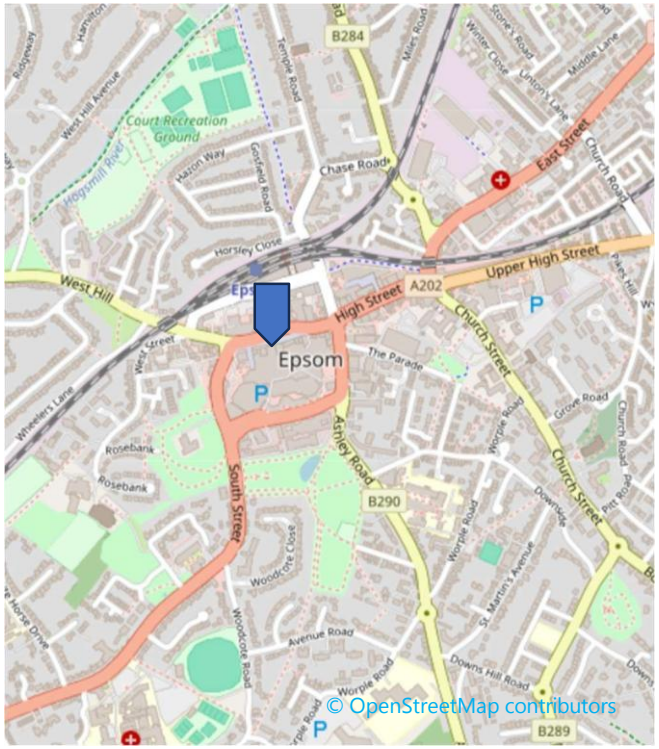
TERMS
The space is available to rent on a new equivalent FRI lease for a term to be agreed.

RATES
We recommend that interested parties make their own enquiries with the Local Authority.

VAT
VAT will be charged 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

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