



MODERN LIGHT INDUSTRIAL UNIT - TO LET

- 3,700 Sq Ft (343.73 Sq M)
- Rent On Application

Unit 8-9, Epsom Business Park, Kiln Lane, Epsom, Surrey KT17 1JF

Key Features

- Roller shutter door
- Three phase power
- Eaves height 5.8m
- Office space
- Unrestricted access 24/7
- Demised car parking
- Ladies/gents WC facilities

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Description

Epsom Business Park is a small estate of modern purpose built industrial units with large communal yard / parking area. The property is a mid terrace unit constructed of steel portal frame with brick/block elevations at ground level and coated steel cladding above. There is forecourt loading and parking.

Location

Epsom Business Park is situated at the end of Kiln Lane off the A24 on a mixed use estate of retail (Sainsburys, Halfords), car showrooms (Mercedes, Renault, Nissan) and warehousing. The town centre is 1 mile away, and has a high level of amenities: gyms, hotels, coffee shops, restaurants and bars.

Epsom is located 15 miles south west of Central London on the A24 which provides quick access to the M25 (J9) 4 miles and the A3 at Tolworth 5 miles. The mainline station provides regular services direct to Victoria and Waterloo, in approx. 40 minutes.

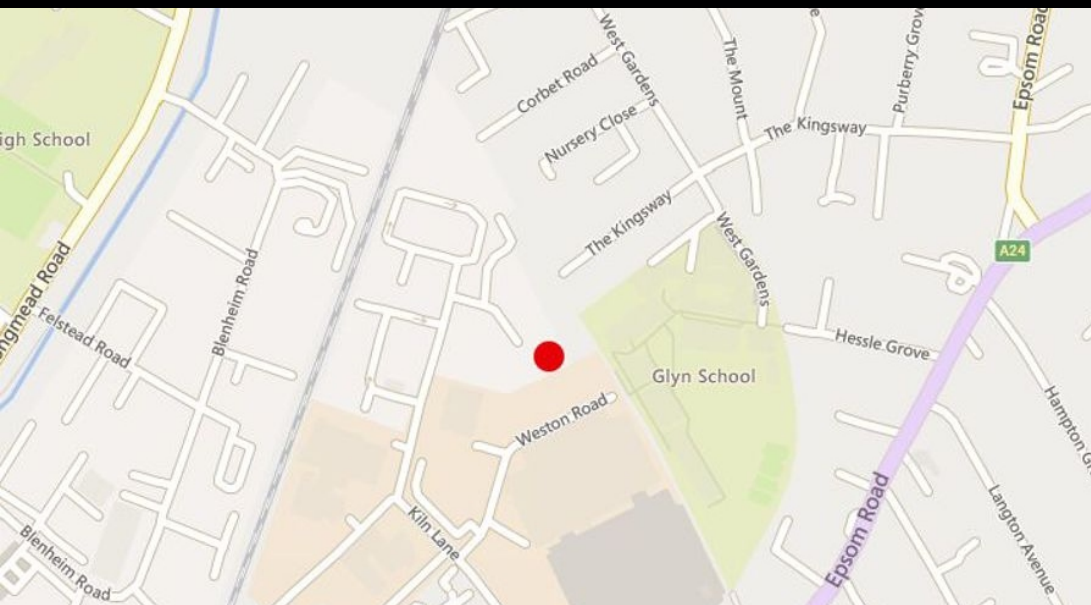
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	3,100	287.99
First Floor Offices	600	55.74
Total Gross Internal Floor Area	3,700 Sq Ft	343.73 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.





Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

On Application

Rates

According to the Government website the property has a 2026 Rateable Value of £99,000. Therefore, the rates payable for the current financial year for 2026-2027 are £47,520. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has been elected for VAT.

EPC

The EPC rating for this property is C (62).

Service Charge

Details upon application

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Joint Sole Agents:



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