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TO LET

WAREHOUSE / INDUSTRIAL UNIT – 4,970 SQ FT (461.71 SQ M)

Unit 6 Epsom Business Park, Kiln Lane, Epsom, Surrey, KT17 1JF

DESCRIPTION

A modern end of terrace warehouse / industrial unit constructed of steel portal frame with brick / block elevations at ground level and coated steel cladding above and on the roof.

There is an office, 2 WCs and kitchenette at ground floor and offices at first floor.

LOCATION

The property is situated at the end of Kiln Lane just off the A24 on a mixed use estate of retail ; Sainsburys, Halfords, car showrooms: Mercedes, Renault, Nissan and warehousing.

Epsom is located approximately 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.

Epsom town centre is approximatley 1 mile which has a high level of amenities: The Ashley shopping centre, gyms, hotels, coffee shops restaurants and bars.

The mainline station provides regular services direct to Victoria and Waterloo approximately 39 minutes.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	4271	396.8
First Floor	699	64.9
TOTAL	4,970	461.7

AMENITIES / OPPORTUNITY

- 6m Eaves
- 5m loading door
- 3 phase power
- 500/lbs psf floor loading
- Gas heaters to warehouse
- LED box lighting in warehouse
- Suspended ceiling to office
- LED lighting in office
- 4 car spaces
- 2 WCs
- Kitchenette

TENURE

The property is held on a full repairing and insuring lease to 02 October 2027 at a rent of £75,885 pax the lease can be assigned or sub-let.

RATES

Assessment to be split on completion of letting.

VAT

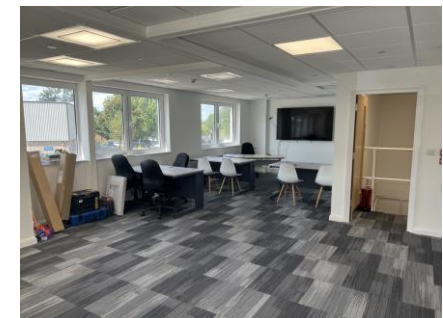
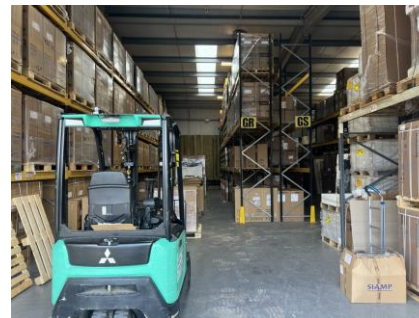
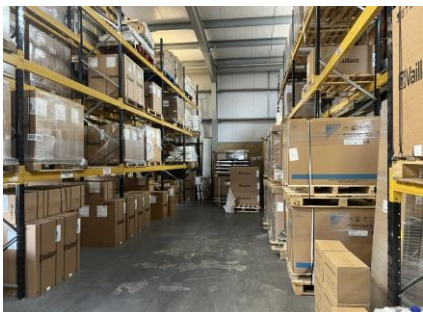
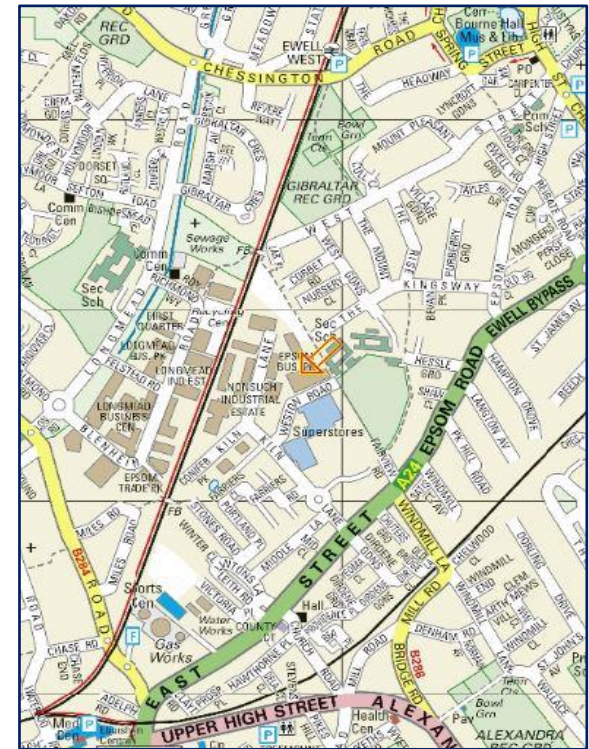
VAT will be charged on the rent at the prevailing rate.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



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