

**SHW**

**MAKING  
PROPERTY  
WORK**  
**SHW.CO.UK**



**FOR SALE**

**WAREHOUSE / INDUSTRIAL UNIT – 1,437 - 2,933 SQ FT (133.5 - 272.48 SQ M)**

**Unit 13, 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 property is a mid terrace unit constructed of steel portal frame with brick/block elevations at ground level and coated steel cladding above and on the roof. There is forecourt loading and parking.

The unit has a full mezzanine which provides extra storage and offices capable of being removed in whole or part.

**LOCATION**

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 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.

Epsom town centre is approximately 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
Mezzanine	1,496	139
Ground Floor	1,437	133.5
<b>TOTAL</b>	<b>2,933</b>	<b>272.5</b>

**AMENITIES**

- 6m eaves
- Roller shutter loading door
- 3 phase power
- Male and female WCs
- Kitchenette
- Office and meeting room with cooling
- Parking

**PRICE**

On application.

**TENURE**

Freehold.

**RATES**

Rateable value - £29,000 (2023).

**SERVICE CHARGE**

There will be an estate charge to cover the upkeep of the common areas.

**VAT**

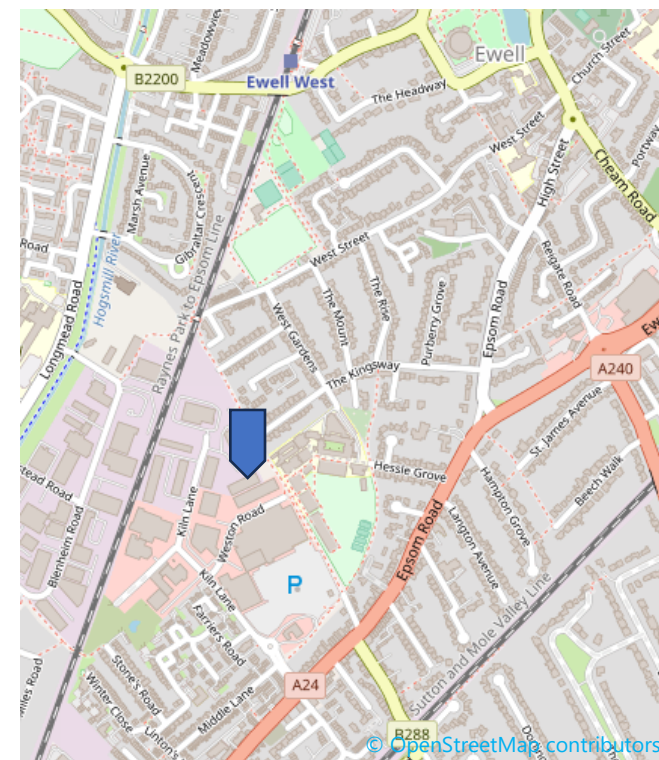
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of D.

**VIEWINGS – 020 8662 2700**

Mark Skelton

t: 01372 840 296

James Griffiths

t: 02086 622 711

e: mskelton@shw.co.uk

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING  
PROPERTY  
WORK**