

TO LET

WAREHOUSE / INDUSTRIAL UNIT WITH FULL MEZZANINE - 1,536 - 2,913 SQ FT (142.74 - 270.64 SQ M)

Unit 10, 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
Ground Floor	1,536	142.74
Mezzanine	1,377	127.90
TOTAL	2,913	270.64

VIDEO

https://youtu.be/ZCPE1GP7Yyk

Charlie Mckechnie

AMENITIES

- 6m eaves, 2.8m underside of mezzanine
- Roller shutter loading door
- 3 phase power
- Kitchenette
- Office with cooling
- Parking

RENT

£39,950 per annum exclusive.

TENURE

To let on a new full repairing and insuring lease.

RATES

Rateable value - £24,000 (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 C 70.







VIEWINGS - 020 8662 2700

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