

TOWN CENTRE OFFICES WITH PARKING



40 EAST STREET

EPSOM, SURREY, KT17 1BH

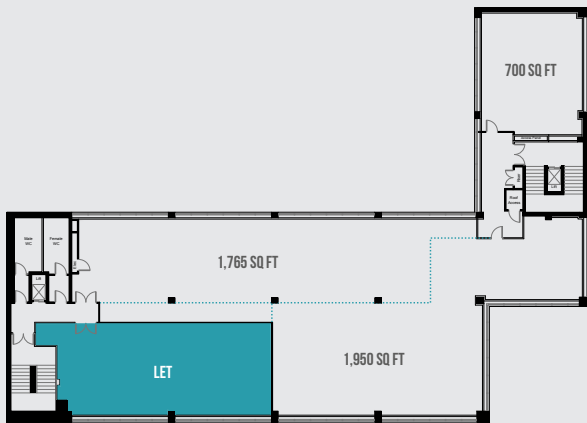
TO LET 700-13,058 sq ft



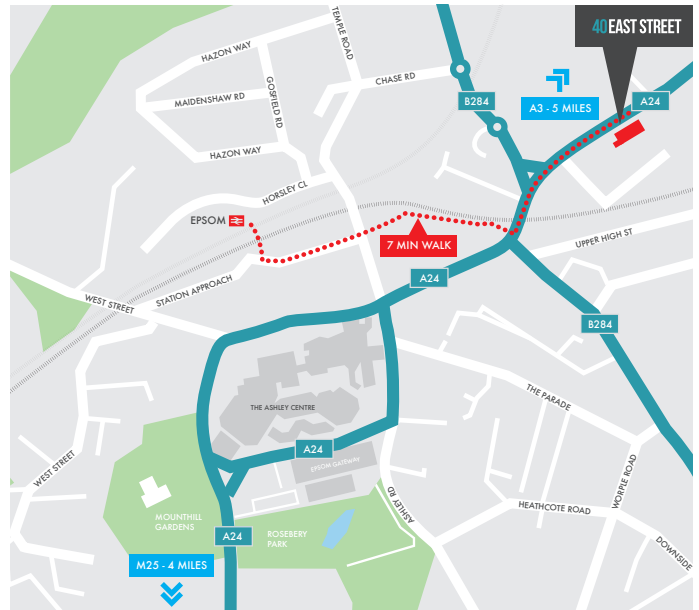
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THIRD FLOOR LAYOUT



INDICATIVE SPLIT - OTHER OPTIONS AVAILABLE



LOCATION

Epsom is 18 miles south-west of Central London, -with excellent road links including the M25 (Junction 9) within 4 miles and A3 (Tolworth) within 5 miles. The station is just a 7 minute walk from the property and provides frequent services to London Waterloo (36 mins) and London Victoria (38 mins).

The town has a wide range of amenities including the Ashley Shopping Centre, with retailers such as House of Fraser, Waitrose and M&S, plus The Rainbow Leisure Centre, Travelodge and numerous coffee shops including Pret A Manger and Costa and a variety of restaurants including Prezzo and Bills.

DESCRIPTION

The property provides refurbished, open-plan business space in a town centre location.

The available accommodation comprises parts of the 2nd and 3rd floors, which can be offered in suites from 700 sq ft up to 4,500 sq ft.

The 1st floor of 5,900 sq ft, will also be available following refurbishment.

SPECIFICATION

- Comfort cooling
- Suspended ceilings
- Recessed lighting
- On-site parking 1:600 sq ft
- Perimeter trunking
- Two passenger lifts
- Male & female WCs to each floor

EPC

E:110

LEASE TERMS

The accommodation is available on new leases direct with the landlord, on terms to be agreed.

Rent: From £15.00 per sq ft

Rates Payable: c£5.25 to £6.70 per sq ft (2020/21)**

Service Charge: c£8.12per sq ft (2020/21)



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