

UNIT 1 BLENHEIM TRADE CENTRE

BLLENHEIM ROAD | EPSOM

KT19 9XX



PROMINENT TRADE / WAREHOUSE UNIT

TO LET - 4,661 SQ FT (433.02 SQ M)

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KEY BENEFITS

- Soon-to-be Refurbished
- Minimum Eaves 6.5m rising to 8.75m
- Good Loading / Unloading Yard
- Ample Car Parking

LOCATION

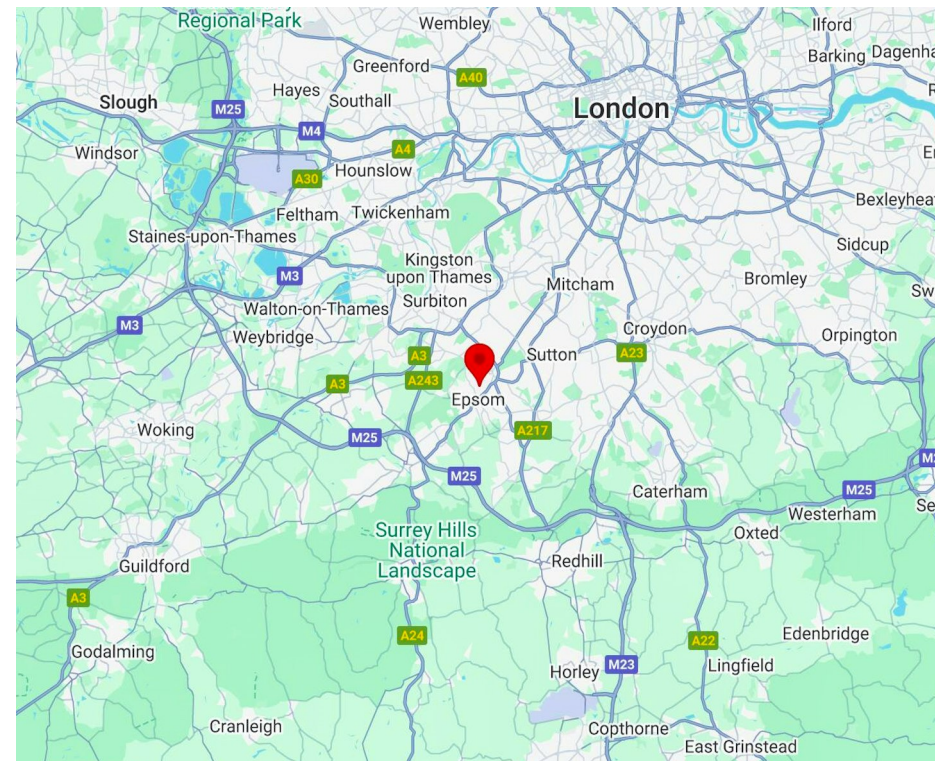
Epsom is located approximately 14 miles south west of central London and benefits from excellent road and rail connections. The M25 (J9) is within 4 miles, providing access to the national motorway network. Epsom railway station provides direct services to London Waterloo, London Victoria and London Bridge.

Blenheim Trade Centre forms part of the wider Longmead Estate which is arguably one of the main industrial / trade areas in Epsom.

DESCRIPTION

Unit 1 comprises a prominent end-of-terrace, refurbished, industrial / warehouse unit. The unit also benefits from; a minimum internal height of 6.5m rising to 8.75m, reinforced concrete floors, 10% rooflights, glazed pedestrian doors and an up and over roller shutter loading door. There is also a toilet block which includes a disabled WC facility.

Nearby trade occupiers include; HPS (adjoining), Wolseley Plumb & Parts, Screwfix, Eurocell, Headlam, Brewers, Howden, Travis Perkins and others.



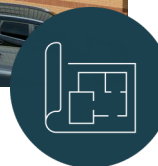
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Floor areas are approximate GIA



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SUMMARY

- Rent: £22.50 per sq ft
- Available Size: 4,661 sq ft
- Rates Payable: £25,530 per annum based on the current assessment
- EPC: B (27)



TERMS

Available by way of a new lease on terms to be agreed direct with the landlord.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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