

UNIT 1 EPSOM TRADE PARK

BLENHIEM ROAD | EPSOM
KT19 9AP



**A MODERN END OF TERRACE WAREHOUSE UNIT
SUITABLE FOR TRADE OCCUPIERS.**

TO LET - 4,747 SQ FT (441.01 SQ M)

 **Hurst
Warne**

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KEY BENEFITS

- 6m Clear Internal Height
- Twin Skin Insulated Roof
- Electrically Operated Loading Door
- 3 Phase Power
- Modern Fitted Offices (approx 769 sq ft)
- Adjacent Occupiers inc Screwfix & Brewers
- Storage Mezzanine (c500 sq ft) if required

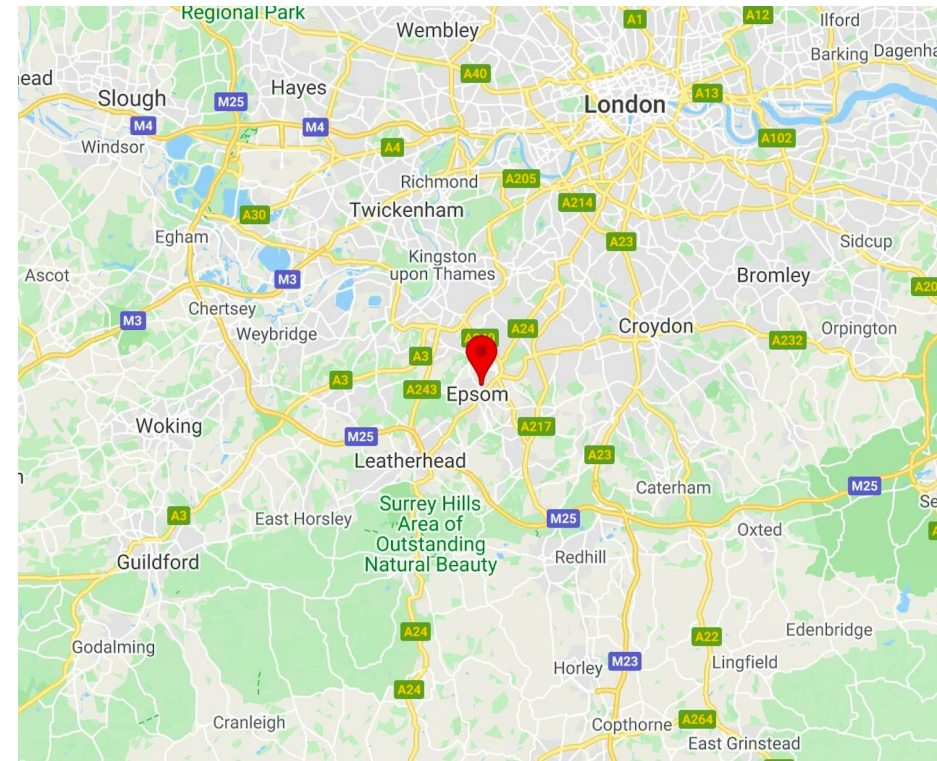
LOCATION

Epsom Trade Park is located approximately one mile north of Epsom town centre and railway station which has regular services to London Waterloo and Victoria.

Junction 9 of the M25 is five minutes to the South whilst the A3 provides direct access to Central London.

DESCRIPTION

Set in an attractive landscaped environment, Epsom Trade Park is a modern development of six modern warehouse units. The unit occupies an end of terrace position and benefits from fitted first floor offices and electric loading door.



*Photo shows previously refurbished unit pre current tenant fitout

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Floor areas are approximate GIA



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SUMMARY

- Rent: Rent on application
- Available Size: 4,747 sq ft
- Rates Payable: £41,520 per annum based on current valuation
- EPC: D

TERMS

Available by way of an assignment of the existing lease expiring April 2031.

Alternatively, a new lease may be available directly from the Landlord on terms to be agreed.

VIEWINGS & INFORMATION



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

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