

FIRST QUARTER

1Q

EPSOM, SURREY KT19 9QN

**MODERN HIGH QUALITY
FLEXIBLE BUSINESS UNITS
TO LET**

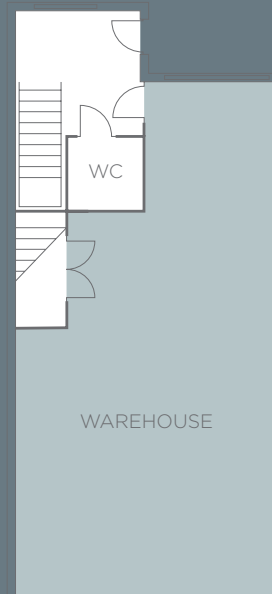
firstquarterepsom.com

FIRST QUARTER 10Q

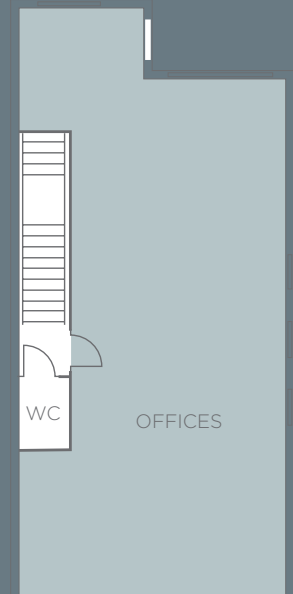
A development of modern 2 storey business units offering a mix of high quality offices and warehouse business space

First Quarter is less than half a mile from Epsom Town Centre and is situated on Blenheim Road in the Longmead Estate, Epsom's premier business location.

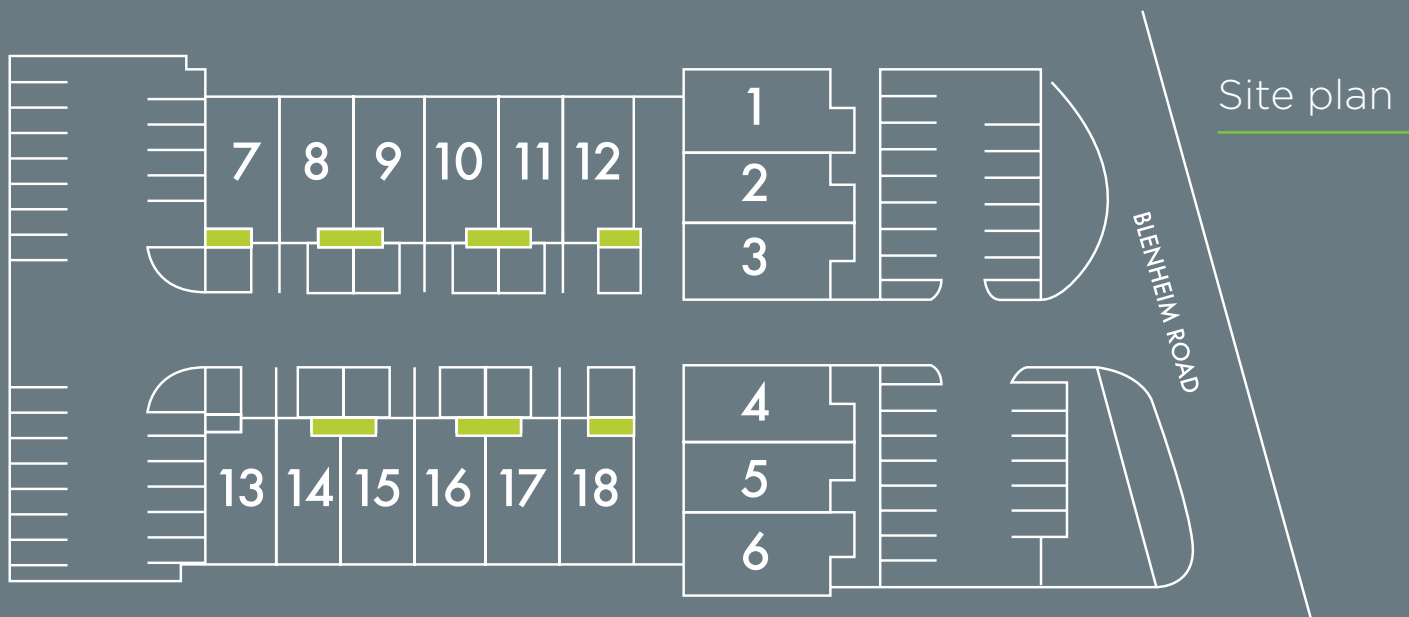
Epsom is ideally situated for access to the M25, the A3, central London, Heathrow and Gatwick Airports. Epsom Station has a regular service to Waterloo, Victoria and London Bridge.



Typical ground floor plan.



Typical first floor plan.



Site plan

Description

The accommodation comprises refurbished first floor offices with open plan ground floor warehouse / light industrial space which benefits from the following:

Amenities Warehouse

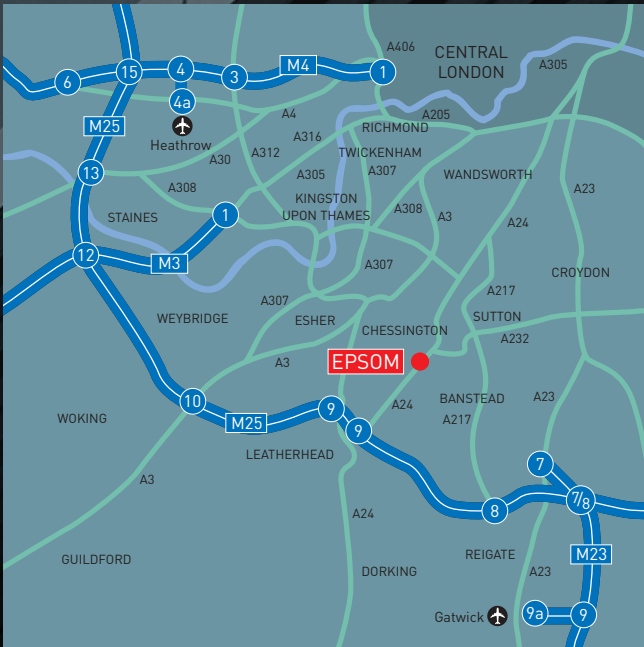
- 3 phase power
- Fluorescent lighting
- Roller shutter loading door
- Gas central heating
- Eaves height of 10' 4" (3.15 m)
- Accessible toilet
- Loading bay

Amenities First Floor Offices

- Fully carpeted
- 3 compartment perimeter trunking
- Suspended ceiling
- Recessed fluorescent lighting
- Ceiling mounted comfort cooling unit
- Gas fired central heating
- Tea station
- Double glazed windows throughout
- Toilet
- On-site parking

FIRST QUARTER 10Q

BLenheim ROAD, EPSOM, SURREY KT19 9QN



Good communications to Central London and M25 motorway.

By Road

Ewell West Station	0.8 miles
Epsom Town Centre	0.9 miles
Epsom Station	1.2 miles
A3	4.0 miles
M25 motorway	5.4 miles
Central London	13 miles
Gatwick Airport	19.4 miles
Heathrow Airport	26 miles

By Rail

From Epsom	
Clapham Junction	21 mins
Guildford	29 mins
London Victoria	35 mins
London Waterloo	36 mins
London Bridge	44 mins
From Ewell West	
Wimbledon	15 mins
London Waterloo	33 mins

TERMS

New full repairing and insuring leases are available for terms to be agreed.

VIEWING

Strictly by appointment through the joint agents.

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Andrew Armiger

andy@cattaneo-commercial.co.uk
07973 207 424

Tim Wilkinson

tim@cattaneo-commercial.co.uk
07973 302 814

Harvey Arrowsmith

harvey.arrowsmith@altusgroup.com
07525 210 656

Robert Bradley-Smith

robert.bradley-smith@altusgroup.com
07469 854 799



FIRST QUARTER, EPSOM, SURREY, KT19 9QN

www.firstquarterepsom.com

We are instructed to market two modern office, production / storage units comprising of 1,774 sq ft and 1,511 sq ft.

The units comprise modern 2 storey business units offering a mix of high quality comfort cooled offices to the first floor and warehouse business space to the ground floor. Facilities include car parking, three phase power, roller shutter loading door, gas central heating and an eaves height of 10' 4".

The following units are available on new full repairing and insuring leases for terms to be agreed.

UNIT	SQ FT	SQ M	RENT PA	CAR PARKING	RATES PAYABLE	STATUS
2	1,774	164.8	£39,915	5	£15,219.50	Available Now
13	1,511	140.4	£34,753	4	£11,851.25	Available Now

For further information or to arrange a viewing, please do not hesitate to contact us:

Robert Bradley-Smith
07469 854 799

Robert.bradley-smith@altusgroup.com

Harvey Arrowsmith
07525 210 656

Harvey.arrowsmith@altusgroup.com

Or our joint agents Cattaneo Commercial on 020 8546 2166