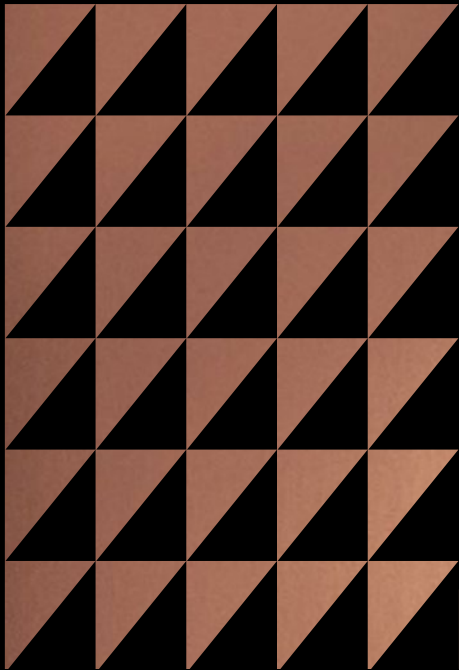


Kirkgate

19–33 Church St
Epsom, KT17 4PF

4,017 - 8,603 sq ft
Fully Fitted and
Unfitted Options



**Refurbished Grade A
office space.**

**Fully fitted and
conventional
suites available.**



The building has undergone a comprehensive refurbishment to include a remodelled and enlarged glazed reception.

It benefits from secure basement car parking situated on three basement levels.

Contemporary finishes are complemented by high quality amenities.



- ▲ Remodelled and enlarged glazed entrance
- ▲ Manned reception
- ▲ VRF air conditioning & fibre tile suspended ceilings
- ▲ Fully fitted second floor "Plug & Play"
- ▲ LG7 compliant intelligent LED lighting with PIR
- ▲ Fully accessible raised floors
- ▲ Two 8-person passenger lifts
- ▲ Male and female WCs on each floor
- ▲ Disabled WC and shower room
- ▲ Shower and changing facilities
- ▲ Bicycle storage
- ▲ 21 car parking spaces
- ▲ BREEAM - Very Good
- ▲ EPC - B

Fitted out
second floor.



Fitted second floor suite.

Fit out features.



2x 8 person meeting room and 1x 6 person meeting room



1x reception area



1x tea point with high counter



32x open plan office workstations



1x quiet booth



1x soft seating area



Plug & Play



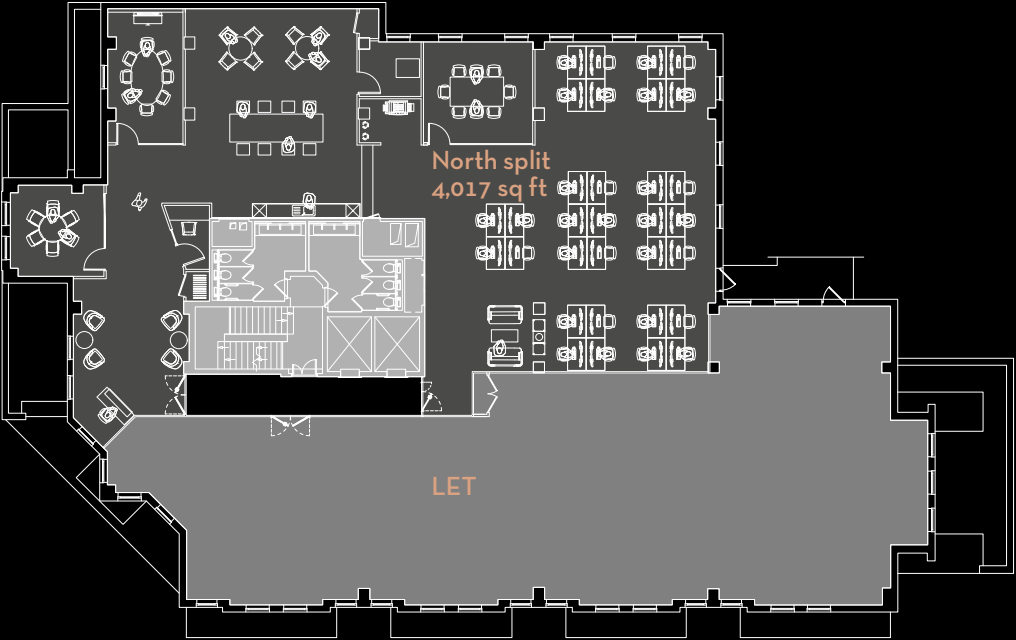
Second floor fitted suite

Available accommodation

Floor	Sq Ft	Sq M
Third	LET	LET
Second	4,017	373
First	LET	LET
Ground	4,586	426
Total (approx. Net Internal Areas)	8,603	799

Providing flexible space to make your own.

SECOND FLOOR SPLIT PLAN



- North split
- South split
- Core

North split occupancy

Open plan workstations	32
8 person meeting room	2
6 person meeting room	1
Reception area	1
Tea point	1
Quiet booth	1
Soft seating area	1

North



For indicative purposes only, not to scale.

Benefitting from the wealth of amenities Epsom town centre has to offer.



The Ashley Centre and Epsom's range of shops, cafés, gyms and restaurants provide a wide variety of amenities, many of which are within just a couple of minutes walk.

Odeon Cinema, Rainbow Leisure Centre, Ask Italian, HSBC, Waitrose, Caffè Nero, NatWest, Next, Starbucks, Travelodge, Costa Coffee, the Post Office, M&S, Boots, Pizza Express, Gails, Wagamama, PureGym, Epsom Downs Racecourse.

The University for the Creative Arts, Epsom campus hosts its new Business School for Creative industries, the first in the UK.

Kirkgate

Conveniently connected to central London and beyond.

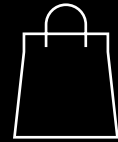


Epsom is situated 15 miles south west of central London, just 4 miles from junction 9 of the M25 and 5 miles from the A3 at Tolworth, offering easy access to London and the wider South East.

Kirkgate is located on Church Street, in the heart of the town centre, just a 5 minute walk from Epsom train station. Frequent services run into London Waterloo and London Victoria stations.



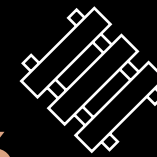
3
minutes walk to the
Ashley Centre



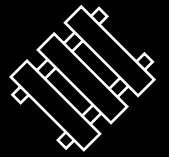
5
minutes walk to
Epsom Station



36
minutes rail journey
London Waterloo



37
minutes rail journey
London Victoria



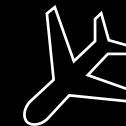
4
miles to M25



5
miles to A3

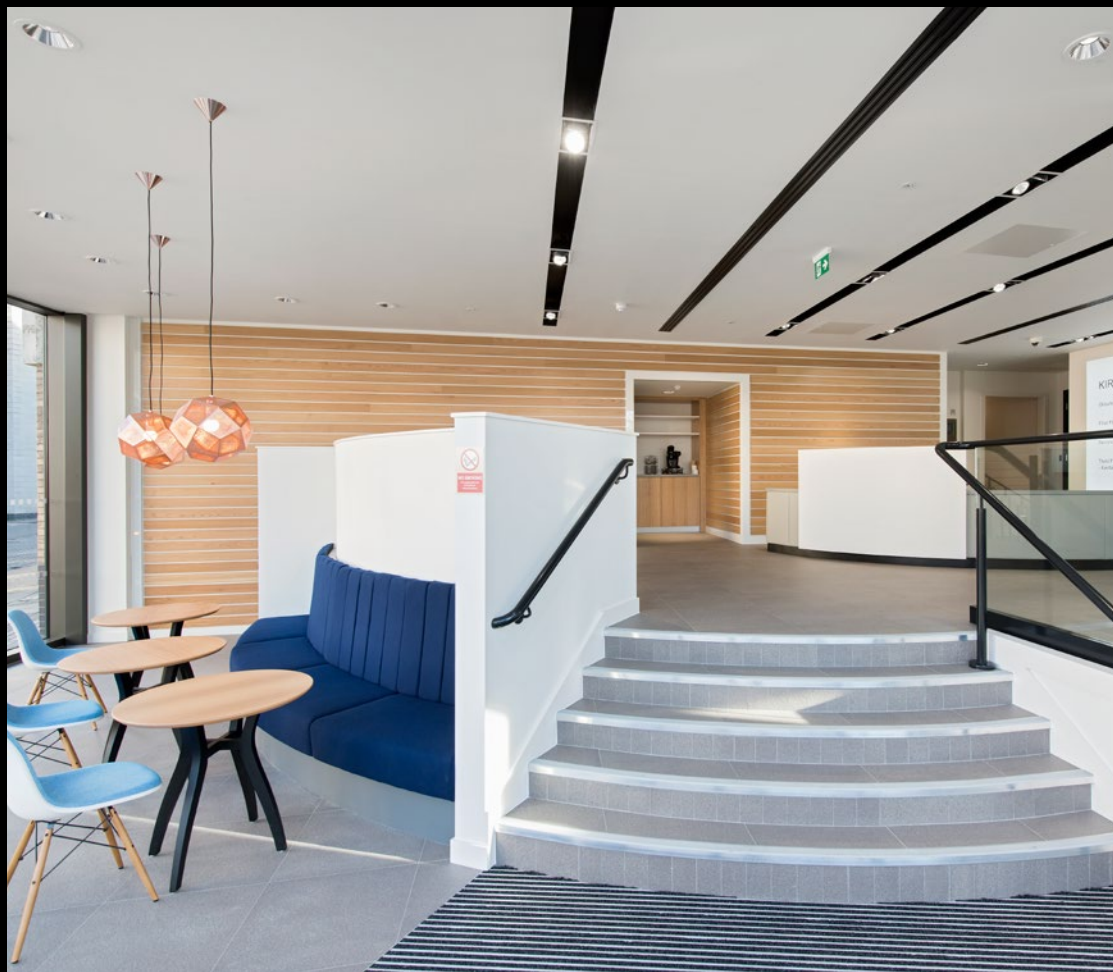


27
minute drive
to Gatwick



32
minutes drive
to Heathrow





For further information please contact the following:



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