

TO LET

REFURBISHED OFFICES WITH COOLING, 873 – 2,973 SQ FT (81.1- 276.1 SQ M) Renaissance House, 32 Upper High Street, Epsom, Surrey, KT17 4QJ

#### **DESCRIPTION**

Renaissance House is a modern office building constructed in the late 80s and providing high quality accommodation with secure basement car park. There is a large reception area accessed from an attractive courtyard at the rear.

The available space is on the first and third floors and has been refurbished to include new cooling, Led lighting and raised floors.

## **LOCATION**

Epsom is on the A24 approx. 4 miles to the M25 (j9) and 5 miles to the A3 at Tolworth.

Renaissance house is situated in the town centre fronting Upper High Street (A2022) within approx. 400 m of the High Street and all its amenities including: The Ashley shopping centre, Gyms, Hotels, and numerous coffee shops, restaurants and bars.

The mainline station is within 800 m and provides a frequent, direct service to London Victoria and Waterloo, travel time approximately 36 minutes.

## **ACCOMMODATION (NIA)**

	SQ FT	SQ M
Third Floor	873	81.10
First Floor	2,100	195.00
TOTAL	2,973	276.10

## **AMENITIES**

- New Cooling
- Suspended ceilings
- Recessed LED lighting
- Raised Floors
- 6 Parking spaces
- I ift
- Shower

#### RENT

On application.

#### **TENURE**

The suites are available on new equivalent full repairing and insuring leases on terms to be agreed.

Each party is to be responsible for their own legal fees.

#### **RATES**

From the valuation office web site the suites have the following rateable values from April 2023:

First Floor - to be reassessed

Third Floor - £14,000

Interested parties should check rates payable with the local council.

### SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

#### VAT

VAT will be applicable.

# **LEGAL COSTS**

Each party is to be responsible for their own legal fees.

#### **EPC**

The property has an EPC rating of C-68.







**VIEWINGS - 020 8662 2700** 

Mark Skelton

James Griffiths

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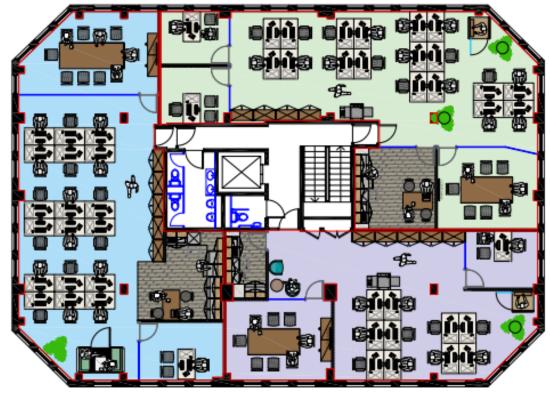
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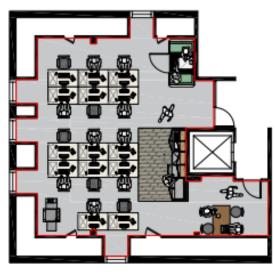
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# **Fit-Out Plans**



First Floor



Third Floor



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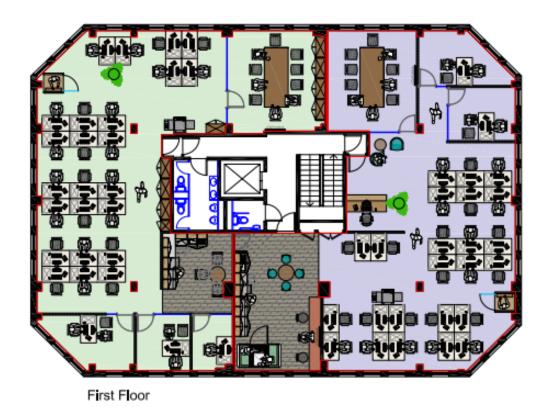


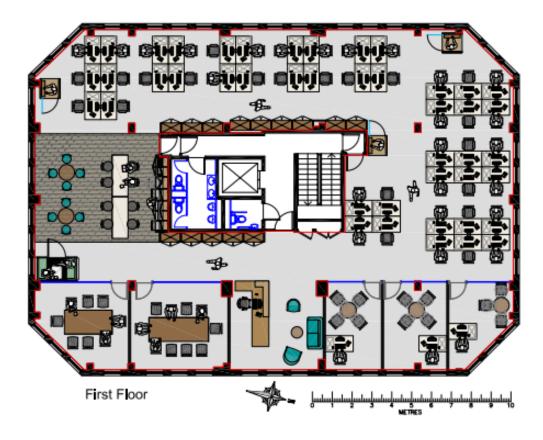
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# Fit-Out Plans





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