

MAKING  
PROPERTY  
WORK  
SHW.CO.UK

SHW

TO LET  
OFFICES  
858-4,320 SQ FT  
01372 81 81 81

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
<b>TOTAL</b>	<b>2,973</b>	<b>276.10</b>

## AMENITIES

- New Cooling
- Suspended ceilings
- Recessed LED lighting
- Raised Floors
- 6 Parking spaces
- Lift
- 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

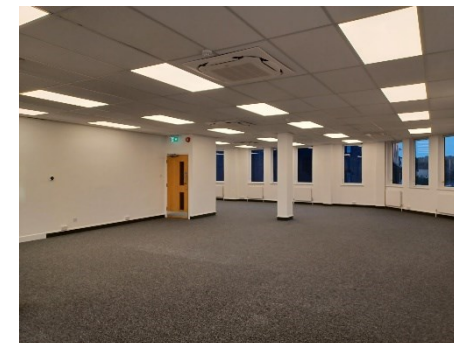
VAT will be applicable.

## 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

t: 01372 840 296

James Griffiths

t: 02086 622 711

e: mskelton@shw.co.uk

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



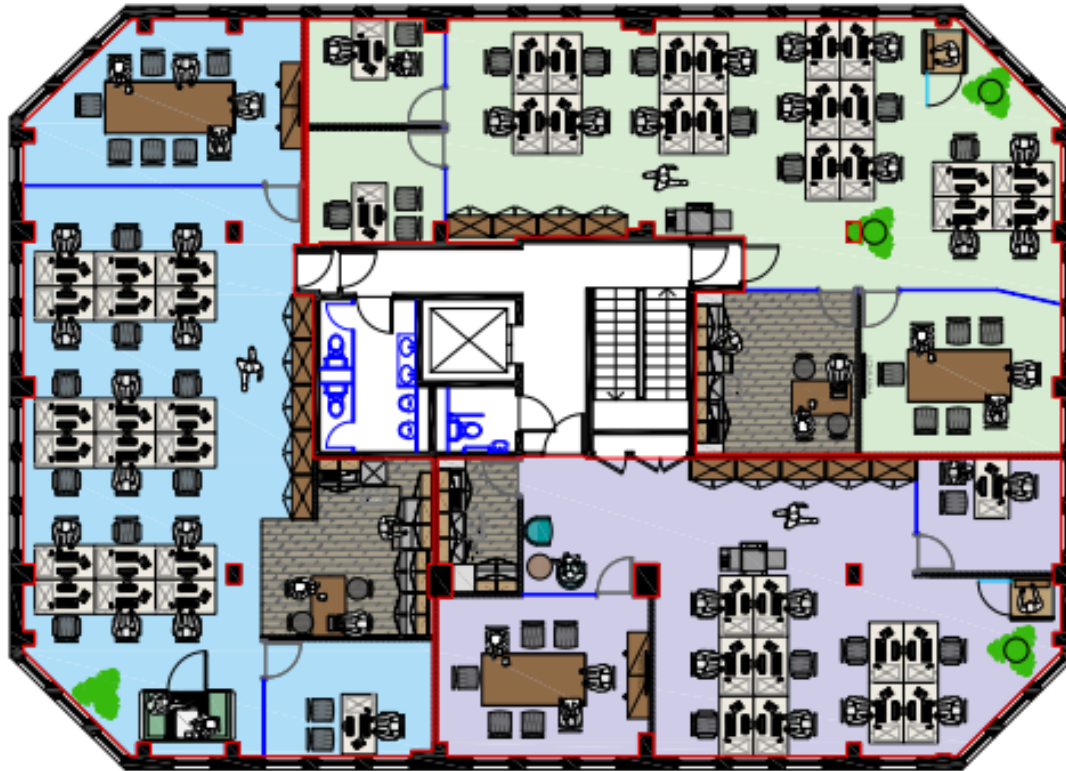
LinkedIn - SHW Property



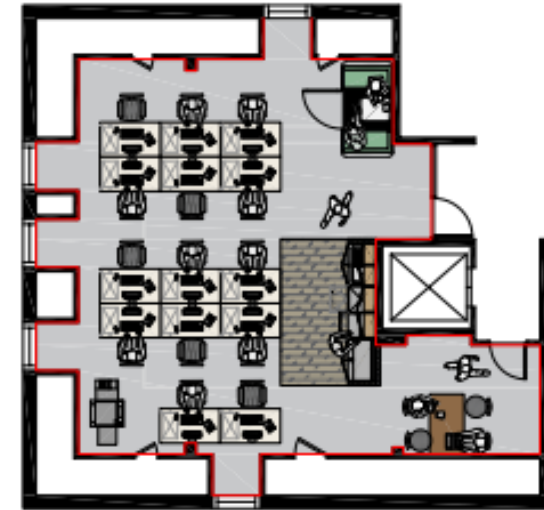
Instagram – SHW Property

**MAKING  
PROPERTY  
WORK**

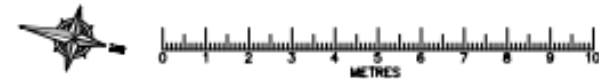
## Fit-Out Plans



First Floor



Thrd Floor



**VIEWINGS – 020 8662 2700**

**Mark Skelton**

t: 01372 840 296

e: [mskelton@shw.co.uk](mailto:mskelton@shw.co.uk)

**James Griffiths**

t: 02086 622 711

e: [jgriffiths@shw.co.uk](mailto:jgriffiths@shw.co.uk)



twitter - [@SHWProperty](https://twitter.com/SHWProperty)

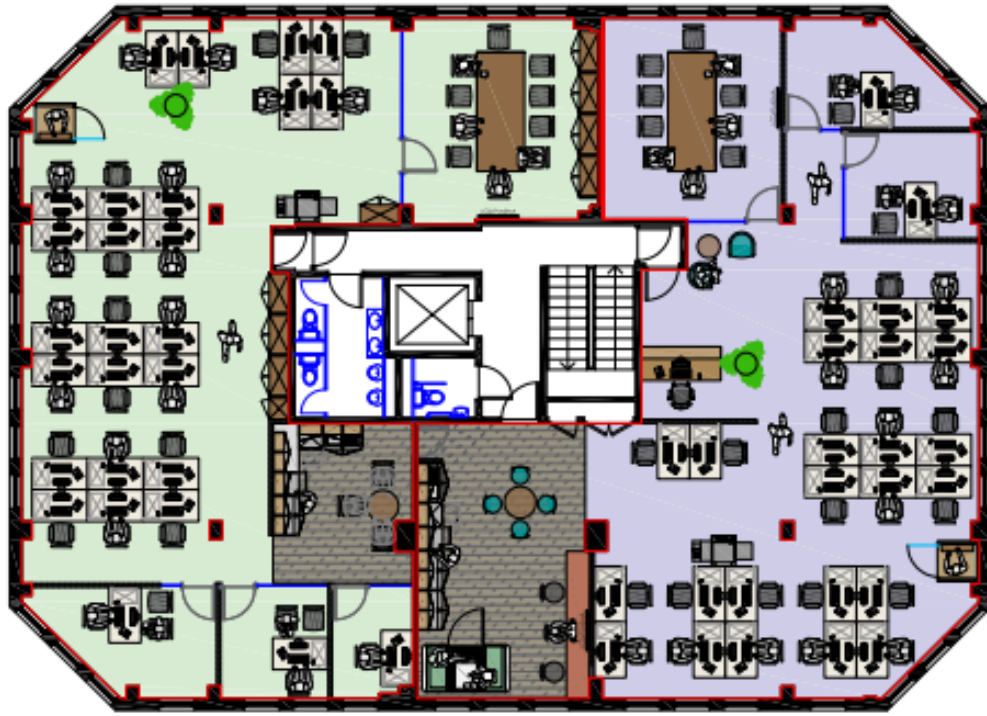


LinkedIn - [SHW Property](https://www.linkedin.com/company/shw-property)

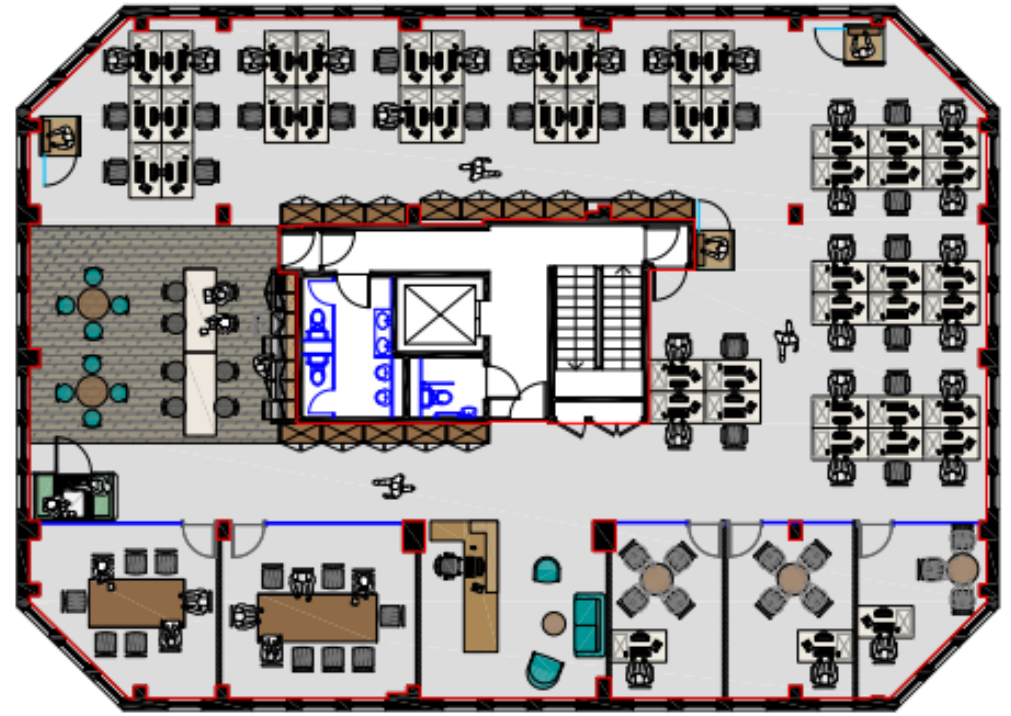


Instagram – [SHW Property](https://www.instagram.com/shw-property)

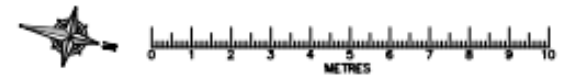
## Fit-Out Plans



First Floor



First Floor



**VIEWINGS – 020 8662 2700**

**Mark Skelton**

t: 01372 840 296

e: [mskelton@shw.co.uk](mailto:mskelton@shw.co.uk)

**James Griffiths**

t: 02086 622 711

e: [jgriffiths@shw.co.uk](mailto:jgriffiths@shw.co.uk)



twitter - [@SHWProperty](https://twitter.com/SHWProperty)



LinkedIn - SHW Property



Instagram – SHW Property