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TO LET

REFURBISHED OFFICE SUITE – 1,811 SQ FT (168.25 SQ M)

Suite 4, Oaks House, 16-22 West Street, Epsom, Surrey, KT18 7RG

LOCATION

Epsom is strategically located on the A24 which provides fast access to the M25 (J9) and the A3 at Tolworth, both of which are within 5 miles.

Heathrow and Gatwick airports are 20 and 25 miles respectively.

The mainline station provides a fast and frequent service direct to London Victoria and Waterloo, travel time approximately 35mins.

The property is prominently situated on the corner of West Street and Station Approach within 200 metres of the mainline station and Ashley Shopping Centre.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Suite 4	1,811	168.25

RENT

£25.00 per sq ft, per annum exclusive.

RATES

The Rateable Values according to the VOA website:

Suite 4: £29,500

We recommend interested parties make their own enquiries with Epsom and Ewell Borough Council.

SERVICE CHARGE

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

DESCRIPTION

Oaks House is a modern purpose built office in the heart of Epsom town centre.

The available space comprises an open-plan office suite which is being refurbished to a high specification with kitchen, data cabling and meeting room, ready for immediate occupation.

AMENITIES

- Suspended ceilings
- Recessed LED lighting
- Cooling/heating
- Double glazed windows
- 3 parking spaces
- Kitchen
- Perimeter trunking with data cabling

TENURE

A new effective full repairing and insuring lease direct with the landlord.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The EPC for the suite is B-38.

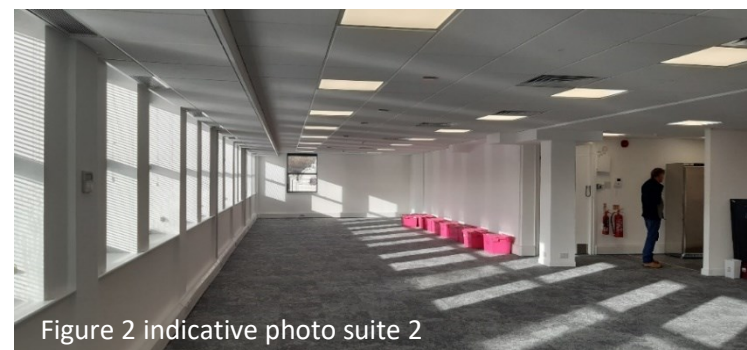


Figure 2 indicative photo suite 2

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



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