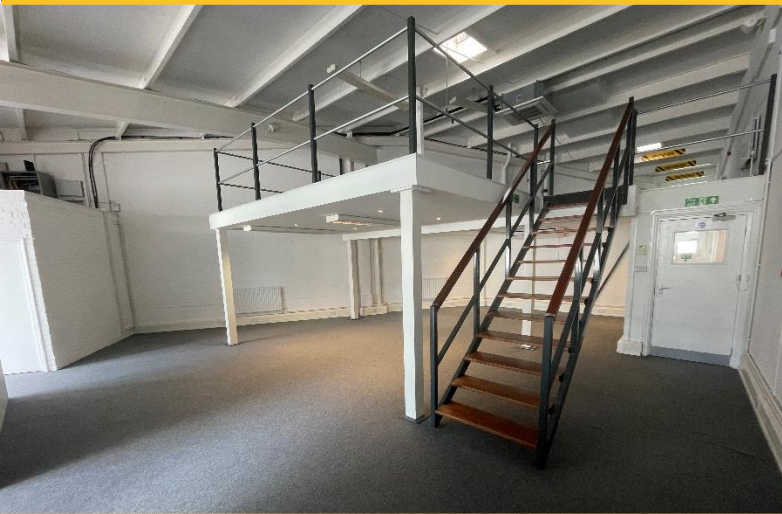


Unit F, Blenheim House, Blenheim Road, Epsom KT19
Offices

TO LET

White Est. 1817
& Sons



- Well positioned offices within a busy business park
- The property is also available to purchase
- Parking available for 4 vehicles
- Net internal area of approximately 1,961 sq.ft (182.18 sq.m)
- Available for £22,000 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



Estate Agents & Property Consultants | Lettings & Management | Commercial Property | Block Management
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Location

The premises is located within a busy Business Park, approximately 0.6 miles north of Epsom town centre.

The property benefits from good road connections with the A24 being located approximately 0.6 miles to the south and the A3 being circa 3/7 miles to the north. Junction 8 of the M25 is situated approximately 7.4 miles distant to the south.

Epsom mainline train station can be found circa 0.9 miles distant to the south and offers frequent and direct services to London Victoria, London Waterloo, and Clapham Junction.

Description & Accommodation

The premises is located on the second floor of the building and comprises a largely open plan space, with two partitioned offices, a mezzanine level accessed via a metal staircase, and a kitchen. The property benefits from air conditioning, carpet tiles to the floor perimeter trunking, a mix of single- and double-glazed windows and communal male and female toilet facilities.

The offices are accessed via a communal entrance on the ground floor and have a telephone entry system.

The premises have the following net internal floor areas:

Main office	910 sq.ft	84.54 sq.m
Office 1	164 sq.ft	15.24 sq.m
Office 2	164 sq.ft	15.24 sq.m
Mezzanine Level	673 sq.ft	62.52 sq.m
Kitchen	<u>50 sq.ft</u>	<u>4.65 sq.m</u>
Total:	1,961 sq.ft	182.18 sq.m

Outside Parking for four vehicles

Terms

The premises are available to let on an effective repairing and insuring lease at an initial rent of £22,000 per annum.

Interested parties should note the premises are also available to purchase.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - Awaiting EPC rating.

Business Rates

The Valuation Office Agency describes the premises as 'Offices and premises', with a 2023 Rateable Value of £12,750. Further information relating to the Rateable Values can be found on the Valuation Office Agency Website.

Viewings

Strictly by appointment with White and Sons:

Alexander Mullett - Tel: 01306 743344

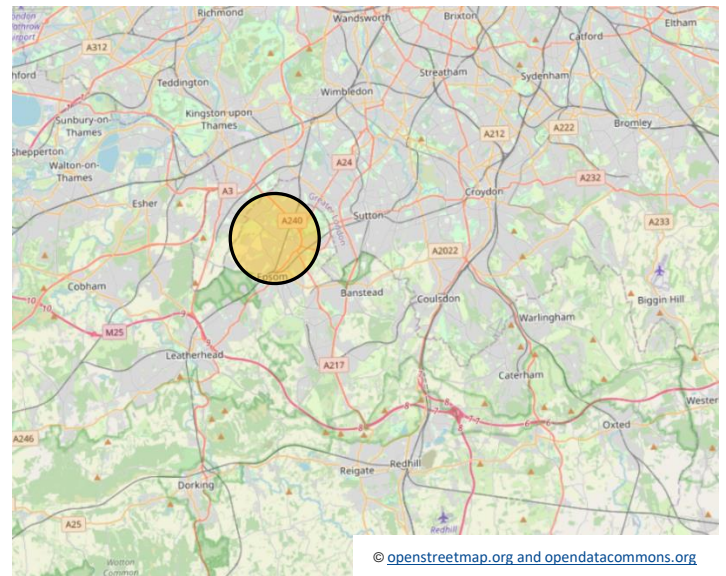
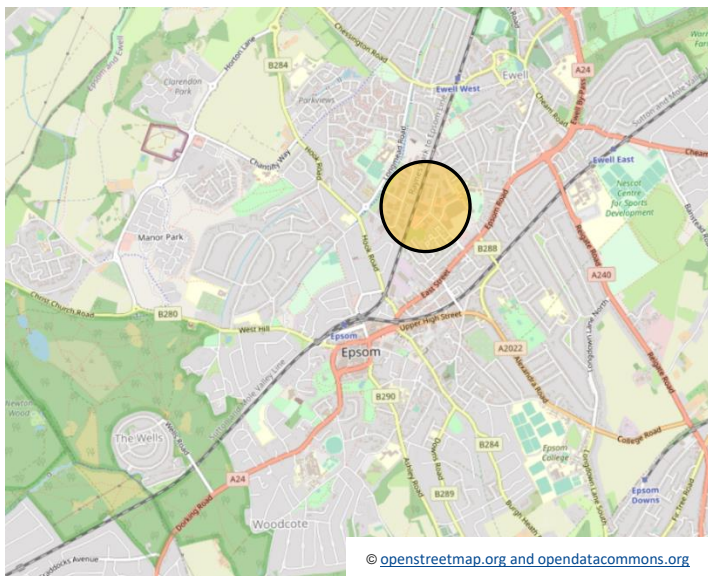
Email: alexander.mullett@whiteandsons.co.uk

Tom Dadswell – Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk

Virtual tour:

<https://my.matterport.com/show/?m=hMDZ7bhtEW8>



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

Tel: 01306 743344

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