

The background of the entire page is a dark blue-grey color. Overlaid on this are several thin, light brown lines that form a series of overlapping, tilted rectangles and parallelograms, creating a modern, architectural feel.

SIXTY

EAST STREET, EPSOM KT17 1HB

**FREEHOLD OFFICE, 23,191 SQ FT, FOR SALE  
PLANNING GRANTED FOR RESIDENTIAL CONVERSION**

# SIXTY

EAST STREET, EPSOM KT17 1HB

## DESCRIPTION

A refurbished 4 storey office of 23,000 sq ft with large surface car park for 56 cars.

Now benefitting from planning to convert to 30 flats with no affordable provision.

Also of interest to owner occupiers.  
EG: Office, Educational, Student,  
Care or Medical subject to planning.



OFFICE SPECIFICATION

- Comprehensive Refurbishment
- New Air Conditioning
- Raised floors
- New Suspended ceilings with recessed LED lighting
- New lift
- 56 parking spaces
- Male and female WCs on each floor
- EPC Rating: B29
- Net Zero Carbon Capable

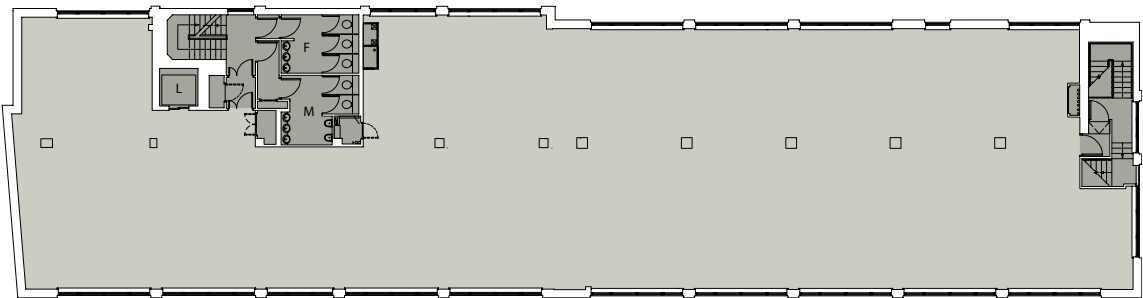
AVAILABILITY

The property has the following approximate floor areas in accordance with IPMS3;

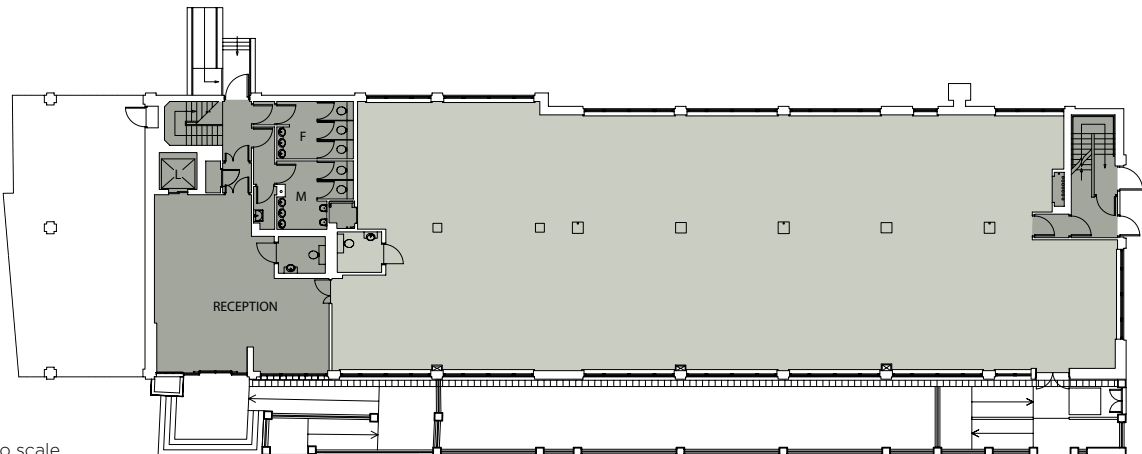
Floor	sq ft	sq m
Third	5,576	518
Second	6,157	572
First	6,168	573
Ground	4,639	431
Reception	651	60.5
Total	23,191	2,154.5



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



For indicative purposes only. Not to scale.



RESIDENTIAL OPPORTUNITY

A rare opportunity to buy a consented residential conversion scheme in an affluent Surrey town.

24/00900/PDCOU | Prior Approval

Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 30 dwelling(s). 60 East Street Epsom Surrey KT17 1HB.

3 studios

14 x 1 bedroom

13 x 2 bedrooms

Total GIA 1,796 sq m

46 car spaces

Potential for extra floors subject to planning.

UNIT	GIA (M²)	PROVISION
1	42	1B1P
2	55	1B2P
3	50	1B2P
4	50	1B2P
5	66	2B3P
6	55	1B2P
7	72	2B3P
8	76	2B4P
9	64	2B3P
10	55	1B2P
11	50	1B2P
12	51	1B2P
13	66	2B3P
14	55	1B2P
15	72	2B3P
16	76	2B4P
17	64	2B3P
18	55	1B2P
19	56	1B2P
20	46	1B1P
21	63	2B3P
22	55	1B2P
23	72	1B3P
24	59	1B2P
25	58	1B2P
26	71	2B4P
27	62	2B3P
28	50	1B2P
29	74	2B4P
30	62	1B2P
Total	1,796	

THE SITE



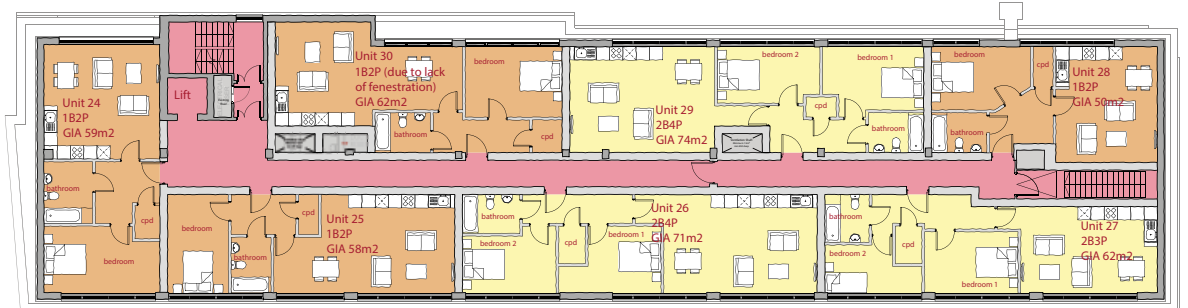
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# FLOOR PLANS

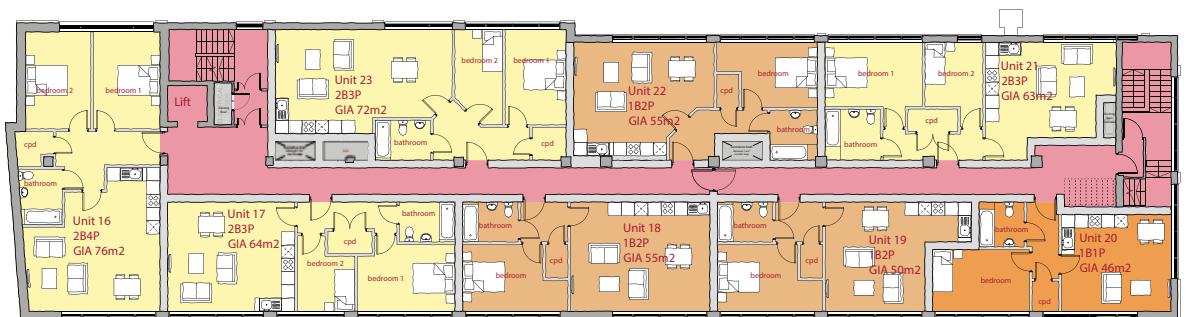
## Key

- Studio Flat
- 1 Bed Flat
- 2 Bed Flat
- Resi Circulation
- Services

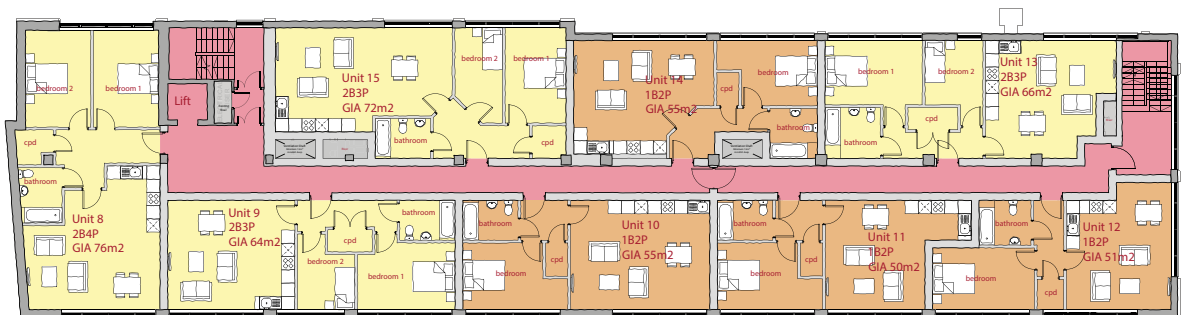
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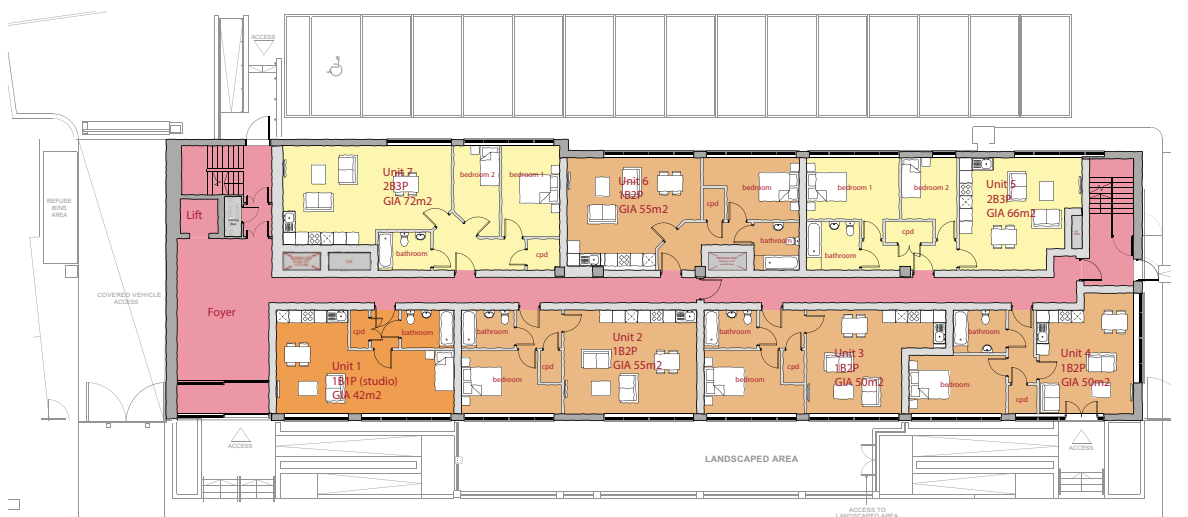
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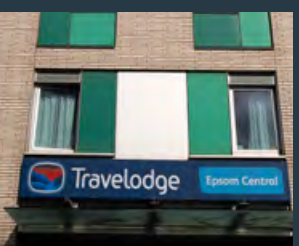
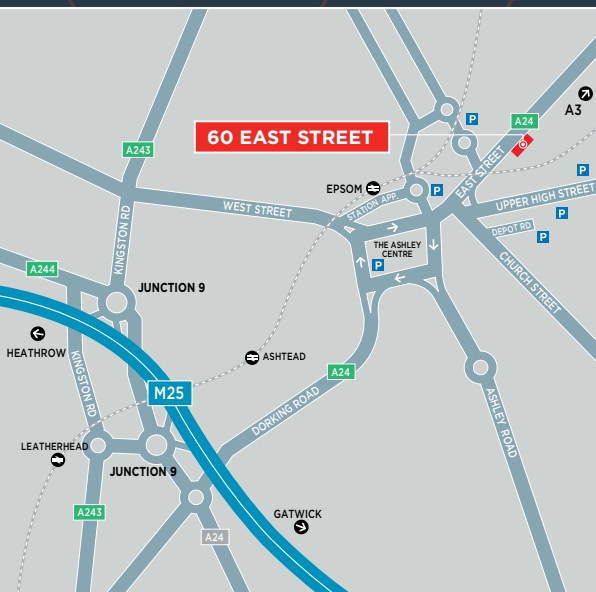


## LOCATION

Epsom is strategically located on the A24 which provides fast access to the M25 (J9) approx. 4 miles and the A3 at Tolworth which is 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 35 minutes.

The property is prominently situated with a wide frontage to the A24, within 500 metres of the town centre which provides a high level of amenities including: The Ashley Shopping Centre, numerous restaurants and coffee shops, Gyms, The Rainbow Leisure Centre (within 200m) Travelodge, Premier Inn.



### By Road

M25 Junction 9	4 miles
A3	5 miles
Croydon	9 miles

### By Rail

Wimbledon	19 mins
Clapham Junction	26 mins
London Waterloo	35 mins
London Victoria	35 mins
London Bridge	44 mins

### By Air

Gatwick Airport	20 miles
Heathrow Airport	25 miles

### Price

Price upon application.  
Unconditional offers only.

### VAT

VAT will be applicable to the purchase price.

### Anti Money Laundering

Purchasers will be required to provide all necessary documentation to comply with AML on agreement of heads of terms.

Misrepresentation Act 1967: SHW and Newmark for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give SHW and Newmark nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. February 2025.

### Viewing

Strictly through the joint agents

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