

**SELF CONTAINED OFFICES WITH 4 CAR SPACES**  
**1,997 SQ FT (185.5 SQ M) APPROX**

**FOR SALE/TO LET**  
**ON COMPETITIVE RENTAL TERMS**



**UNIT F, BLENHEIM ROAD, EPSOM, SURREY KT19 9AP**



### LOCATION

The property is located close to the entrance of the well established Longmead Business Estate, a short distance from Epsom town centre and the A24, which gives easy access to the M25 (junction 9) and central London to the north. Epsom station is a short walk away and offers a regular service to London Waterloo (approximate journey time 35 minutes).

### DESCRIPTION

The premises comprise a self contained second floor office suite within a mixed use office and industrial building. The suite is arranged over second floor and additional mezzanine floor to provide office and storage accommodation. The suite is carpeted throughout with two partitioned offices and an enclosed kitchenette. It also benefits from a number of cooling/heating cassettes.

Please view link below for a matterport of the building:

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

### AMENITIES

- ◆ Perimeter trunking
- ◆ Fluorescent & spot lighting
- ◆ Cooling/Heating Cassettes
- ◆ Kitchen
- ◆ Shared male and female WCs
- ◆ Intercom
- ◆ 4 car spaces

### ACCOMMODATION

FLOORS	Sq Ft	Sq M
Mezzanine	665	61.8
Second	1,332	123.7
<b>Total</b>	<b>1,997</b>	<b>195.5</b>

### TERMS

The suite is available to let on a new full repairing and insuring lease for a term to be agreed.

### RENT

£19,975 pa excl (£10 psf).

### PRICE

Alternatively, the Landlord would consider selling the long leasehold interest. For a figure of £250,000 plus VAT.

### BUSINESS RATES

Rateable Value     £12,750

Rates Payable     £6,362.25 (25/26)

We would strongly advise you verify these figures with Epsom & Ewell Borough Council.

### VAT

The building is elected for VAT.

### EPC

Rating C (60)



### Consumer Protection from Unfair Trading Regulations 2008

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.



FRONT ENTRANCE



For further information or to arrange an inspection please contact:

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