

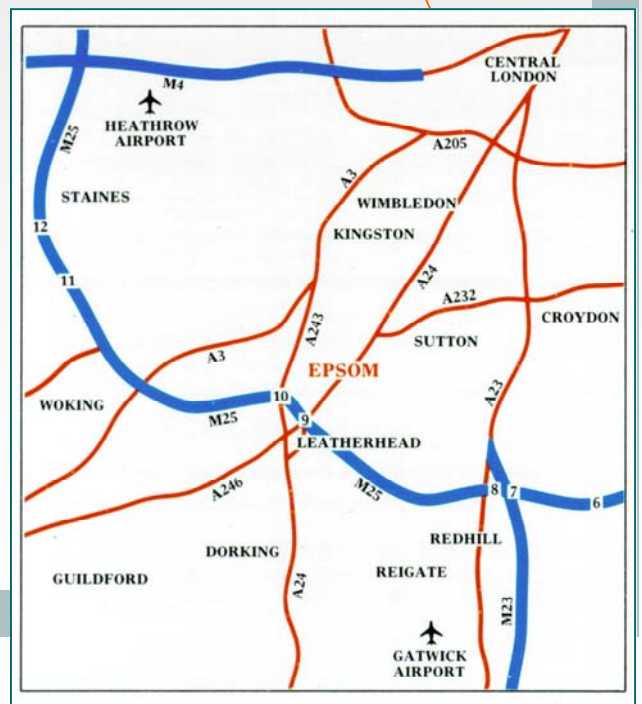
EPSOM, KT19 9AX

UNIT 3 ROY RICHMOND WAY, LONGMEAD.

SUPERB SHOWROOM/TRADE WAREHOUSE/INDUSTRIAL PREMISES + LARGE CUSTOMER PARKING AREA.

**3,810 SQ.FT TO 20,342 SQ.FT (GROSS INTERNAL APPROX)
(354.08 SQ.M - 1,890 SQ.M)**

TO LET AS WHOLE OR IN PART (MAY SELL WHOLE)





Location: The units are located on a 1.02 acre site in a very prominent location just off Longmead Road which is home to a variety of national companies including Howdens Joinery and Screwfix. Both the A3 and M25 are within easy access. Epsom is almost equidistant between Heathrow and Gatwick Airports. Epsom Station provides a fast and frequent service to London Waterloo and Victoria (35 mins approx).

Accommodation: The premises currently operating as a motor dealership can easily be converted into one, two or even three separate units including a first class showroom. The property lends itself to a variety of uses (subject to planning) and has great potential for conversion into a Trade Counter/Showroom facility.

	Showroom	Warehouse	Offices	Mezzanines	Total
Unit A		3,625 sq.ft		6,676 sq.ft	10,301 sq.ft
Unit B		3,810 sq.ft			3,810 sq.ft
Unit C	3,300 sq.ft		2,931 sq.ft		6,231 sq.ft
					20,342 sq.ft

Amenities:

- Excellent loading and parking.
- Potential Trade Counter Use.
- Showroom.
- Good eaves height to warehouse unit.
- 3-phase power.
- 76 car parking spaces.

Lease: The units are available together or separately on a new full repairing and insuring lease for a term of 5 years and upwards subject to periodic upward only rent reviews.

Rent: From only £9 per sq.ft per annum exclusive + VAT.

Rateable Value £115,000.

Planning: Current use is Sui Generis: (Car Sales and Showroom). Other uses are subject to planning.

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Energy Performance Certificate
Non-Domestic Building



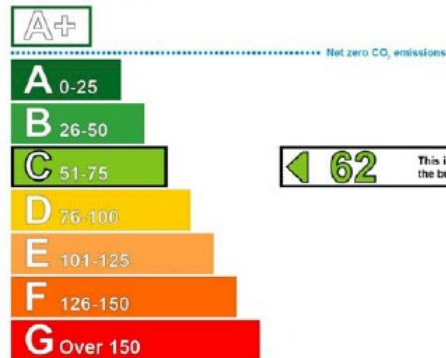
Car Care Centre
19a Blenheim Road
EPSOM
KT19 9AP

Certificate Reference Number:
9920-3019-0124-0100-7721

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



← 62 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2492
Building complexity (NDS level):	4
Building emission rate (kgCO ₂ /m ²):	49.31

Benchmarks

Buildings similar to this one could have ratings as follows:
24 If newly built
63 If typical of the existing stock