

**EPSOM
UNIT G - BLENHEIM HOUSE, BLENHEIM ROAD KT19 9AP**



**FIRST CLASS SMALL
BUSINESS/OFFICE SPACE**

**100 SQ.FT (9.29 SQ.M)
Gross internal approx**

**TO LET
ON FLEXIBLE TERMS**



Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com

Jonathan Hillman

jjh@bridgerbell.com

Sally Holley

sally@bridgerbell.com

el: 01372 730000

LOCATION:

Blenheim House is located on Epsom's Premier Business Park and is:

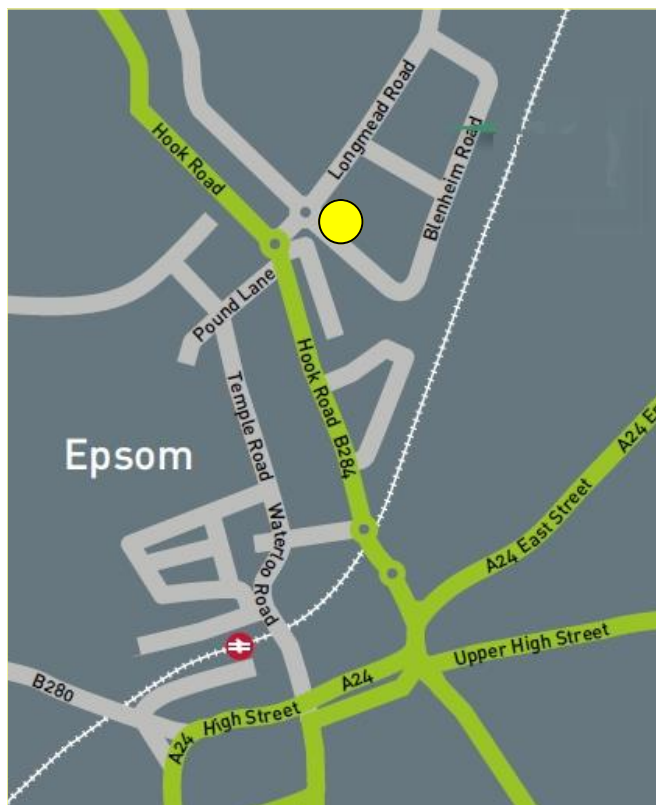
- Only 1/2 mile from Epsom Town Centre.
- Within walking distance of Epsom Station.
- Ideal for access to The M25 (J9/10) and The A3.

DESCRIPTION:

The office is arranged as open plan accommodation and is ideal for 1 or 2 person occupation.

AMENITIES:

- Good Natural Light.
- Gas fired central heating.
- Comfort Cooling
- Shared staff facilities.
- On site parking (1 allocated space).



<u>2nd Floor Main Office Area</u> (Gross internal Approx)	<u>Rent</u> (exclusive of VAT)	<u>Business Rates</u>
100 sq.ft (9.29 sq.m)	£2,000 pax + VAT 1 Parking Space £750 pa + VAT	Nil rates may be payable for tenants eligible for small business discount

TERMS:

A new lease for terms to be agreed.

PLANNING:

We understand that the unit has an Office (B1) use. Interested parties are advised to check with Epsom Council (01372-732000) as to the suitability of their intended use.

EPC:

Rating: D

VIEWINGS:

Can be arranged at short notice via Jonathan Hillman or Sally Holley of The Sole Agents Bridger Bell Commercial on 01372-730000



Note: Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial Limited. Bridger Bell Commercial Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
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