

EPSOM, SURREY, KT19 8AH

1st FLOOR AQUA HOUSE  
30-32 HIGH STREET



**READY TO OCCUPY**



**QUALITY COOLED OFFICES**

**1,788SQ.FT (166.17 sq.m)  
(net internal approx)**

**TO LET**

**Location:** Aqua House is ideally located in the heart of Epsom Town Centre and within a few minutes walk from the Station (London Waterloo, Victoria & London Bridge 35 mins (approx).

<b>M25 (J9)</b>	4 miles.
<b>A3</b>	3 miles.
<b>Heathrow</b>	18miles.
<b>Gatwick</b>	22 miles.
<b>Central London</b>	14 miles.



**Amenities:** Situated on the 1st Floor of Aqua House the suite provides open plan and comfort cooled space that can be easily adapted.

- Comfort cooling.
- LED Lighting.
- Easy walk to Station.
- Excellent shopping nearby.
- Fully self-contained staff facilities.
- Great natural light.



**Floor Area:** 1,788 sq.ft 166.17 sq.m (net internal approx)

**Lease:** Flexible sub-lease for terms to be agreed.

**Rent:** On application but exclusive of all outgoings and VAT.

**Service Charge:** Full details on application.

**Rateable Value:** £18,250 (2018 assessment)

**Rate in £:** £0.493 (2018/2019)

**Rates Payable:** £8,997.25 (2018/2019)

**EPC:** On application



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