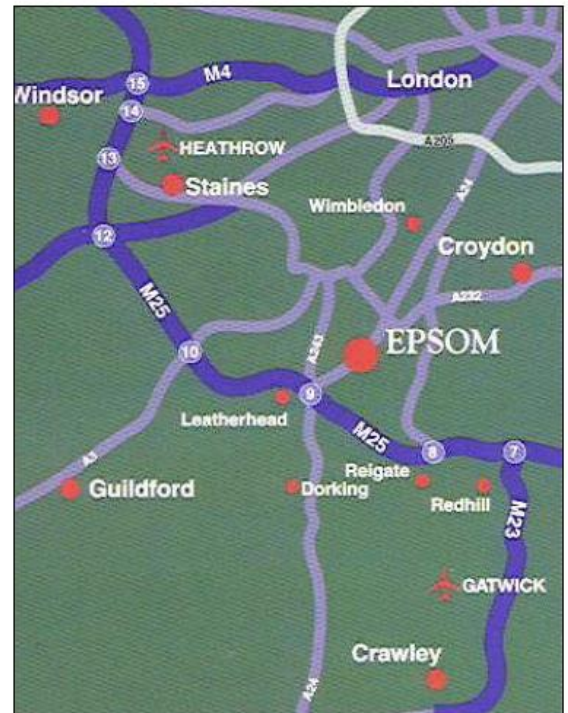


Epsom, KT19 9AP
Unit D Blenheim House
Business unit with secure access

Available Summer 2017

1,596 sq.ft (148.3 sq.m) (+ mezzanine of 322 sq.ft) - GIA



TO LET

Location: The premises are located on the established Longmead Business Park. The A24 is only ½ mile from the unit providing excellent access to the A3 (Tolworth) and Junction 9 (Leatherhead) of the M25. Epsom Station is only a few minutes drive and provides a fast and frequent service to London Waterloo, Victoria and London Bridge.

Description: The premises comprise a quality warehouse/production unit currently used for a light industrial use. The unit is suited to a variety of uses.

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

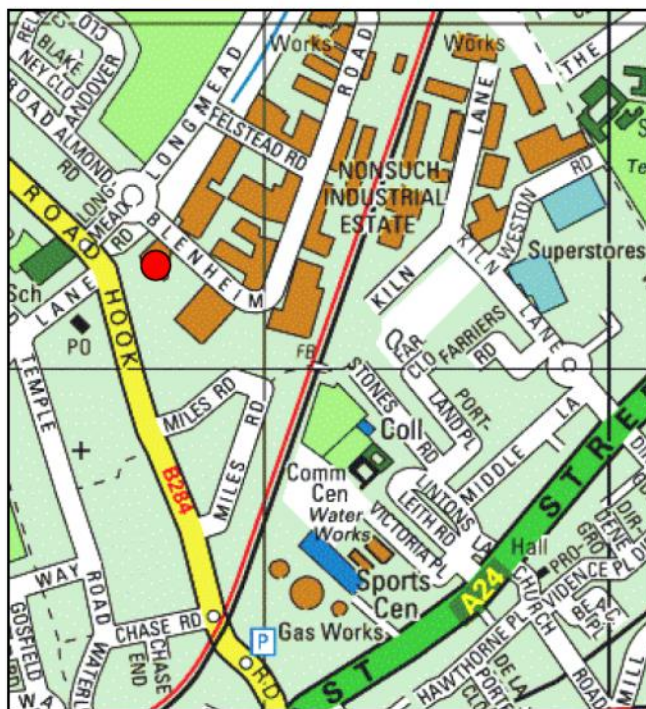
Jonathan Hillman
 jjh@bridgerbell.com

www.bridgerbell.com

Tel: 01372 730000
Mob - 07713-643904

Amenities:

- Lockable Gates.
- Mezzanine floor – 322 sq.ft
- Designated car parking for 2 cars
- Full staff facilities.
- Three phase power
- Comfort Cooling/Heating.



Floor Areas: (Gross Internal Approx)

1,596 sq.ft 148.3 sq.m (plus mezzanine of 322 sq.ft)

Planning:

B1© Light Industrial and B8 Warehouse of the Use Classes Order

Interested parties are advised to make their own enquiries as to the suitability of their use to the Local Planning Authority (Epsom Town Hall 01372-732000).

Terms:

The unit is available on a new full repairing and insuring lease basis for 5 years and upwards subject to rent review.

Rent:

From £22,500 per annum exclusive + VAT.

Service Charge: To be confirmed.

Rateable Value: £11,250

Rate in £: £0.456

Rates Payable (April 17) £5,240 pa approx

EPC: Applied For.



Viewing via Sally Holley or Jonathan Hillman

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 LLP. Bridger Bell Commercial LLP 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 LLP or the Vendor.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither do Bridger Bell Commercial LLP or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

Tel: 01372 730000



Tel: 01372 730000