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**TO LET**

**WAREHOUSE / INDUSTRIAL UNIT WITH FULL MEZZANINE – 1,536 - 2,913 SQ FT  
(142.74 - 270.64 SQ M)**

**Unit 10, Epsom Business Park, Kiln Lane, Epsom, Surrey, KT17 1JF**



**DESCRIPTION**

Epsom Business Park is a small estate of modern purpose built industrial units with large communal yard / parking area. The property is a mid terrace unit constructed of steel portal frame with brick/block elevations at ground level and coated steel cladding above and on the roof. There is forecourt loading and parking.

The unit has a full mezzanine which provides extra storage and offices capable of being removed in whole or part.

**LOCATION**

Epsom is located approximately 15 miles south west of Central London on the A24 which provides quick access to the M25 (J9) 4 miles and the A3 at Tolworth 5 miles.

Epsom Business Park is situated at the end of Kiln Lane off the A24 on a mixed use estate of retail (Sainsburys, Halfords), car showrooms (Mercedes, Renault, Nissan) and warehousing.

Epsom town centre is approximately 1 mile which has a high level of amenities: The Ashley Shopping Centre, gyms, hotels, coffee shops, restaurants and bars.

The mainline station provides regular services direct to Victoria and Waterloo, approximately 39 minutes.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,536	142.74
Mezzanine	1,377	127.90
<b>TOTAL</b>	<b>2,913</b>	<b>270.64</b>

**VIDEO**

<https://youtu.be/ZCPE1GP7Yyk>

**AMENITIES**

- 6m eaves, 2.8m underside of mezzanine
- Roller shutter loading door
- 3 phase power
- Kitchenette
- Office with cooling
- Parking

**RENT**

£39,950 per annum exclusive.

**TENURE**

To let on a new full repairing and insuring lease.

**RATES**

Rateable value - £24,000 (2023).

**SERVICE CHARGE**

There will be an estate charge to cover the upkeep of the common areas.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C 70.



**VIEWINGS – 020 8662 2700**

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