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**LONG LEASE  
FOR SALE / TO LET**

**OFFICE – 16,150 SQ FT (1,500.33 SQ M)**

Page House, 40 East Street, Epsom, Surrey, KT17 1BH

**SUITABLE FOR OWNER OCCUPIERS / INVESTORS**

**NOT RESIDENTIAL OR OTHER ALTERNATIVE USES DUE TO USER CLAUSE**



**DESCRIPTION**

The property comprises 3 floors of offices over a retail showroom with 1st floor car park deck with 29 spaces.

The property has previously been let in a number of suites and floors and the 1st floor un-refurbished.

**LOCATION**

Epsom is 18 miles south-west of Central London, with excellent road links including the M25 (J9) within 4 miles and the A3 (Tolworth) within 5 miles.

The station is approximately 7 minute walk and provides frequent services to London Waterloo and London Victoria with approximate travel times of 36 and 38 mins respectively.

The property is in a prominent position fronting the A24 close to the Rainbow Leisure Centre and within easy walking distance of the town centre with a wide range of amenities including the Ashley Shopping Centre which includes Waitrose, M&S, Next, TK Max. There are numerous coffee shops and restaurants, gyms and a Travelodge and Premier Inn.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Third Floor	4,500	418.05
Second Floor	6,060	562.97
First Floor	5,590	519.31
<b>TOTAL</b>	<b>16,150</b>	<b>1,500.33</b>

**AMENITIES**

- Comfort cooling
- Suspended ceilings
- Recessed LED lighting
- Onsite parking 1:600 sq ft
- Perimeter trunking
- Lift
- Male & female WCs to each floor

**PRICE / RENT**

On application.

**TENURE**

The property is for sale on a long lease with over 940 years remaining at a peppercorn rent.

Alternatively the premises can be leased in floors or as a whole at a rent and for a term to be agreed.

**USE**

The property is only suitable for offices due to a user clause in the lease.

**VAT**

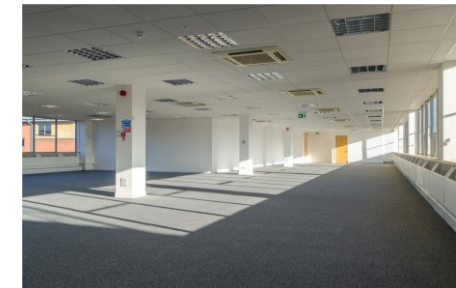
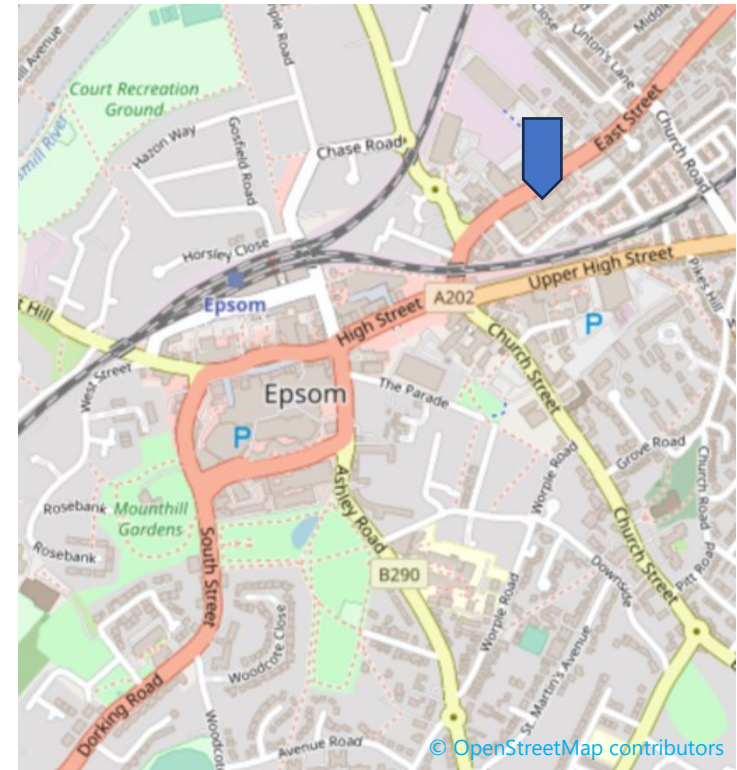
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 020 8662 2700**

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