

EPSOM
SELF CONTAINED OFFICE SUITE -
WITH PARKING
GENEROUS INCENTIVES
AND FLEXIBLE TERMS

1,058 sq ft (98.38 sq m)



Suite L, The Pavilions, Kiln Lane, Epsom, Surrey KT17 1JG

To Let

- Impressive reception/lobby.
- Under floor and perimeter trunking.
- Gas fired central heating.
- Kitchenette.
- 8 person passenger lift.
- On site car parking.

Regulated by RICS



Location

The premises are located within a well established business park in Epsom. Access to the M25 is via junction 9 (3 miles). Epsom station is approximately 1 mile providing services to London Waterloo (35 mins) and London Victoria (35 mins).

Description

The premises comprise a self contained office suite within The Pavilions containing a mixture of cellular and open plan office space. The suite benefits from under floor trunking and perimeter trunking, gas fired central heating, kitchenette, suspended ceiling with recessed fluorescent lighting, and carpeting throughout. (The complex also boasts an impressive reception and 8 person passenger lift). There are 4 on site car parking spaces demised and additional visitors car parking.

Amenities:

- Impressive reception/lobby.
- Under floor and perimeter trunking.
- Gas fired central heating.
- Kitchenette.
- 8 person passenger lift.
- On site car parking.

Accommodation:

The premises comprise the following approximate net useable floor area:
1,058 sq ft (98.38 sq m)

Lease

The premises are currently held by way of a lease for a term expiring on 30th September 2010 with no further review.

Rent

Further details upon application to the agent.

User

BI(a) offices.

Terms

The premises are available by way of an assignment or a new fully repairing and insuring sublease for a maximum term expiring September 2010.

Business Rate

Rateable Value:	£15,500
Uniform Business Rate:	£0.462 (expiring 31/03/2009)
Business Rates Payable:	£7,161 per annum, approximately

Viewing and further information contact:

Strictly by appointment with the sole letting agents:

Maurice Johnson	Mark Leah
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