



NEW BUSINESS UNIT **TO LET** | ON FLEXIBLE TERMS

5,045 SQ FT [469 SQ M]

SUITABLE FOR TRADE COUNTER OR LIGHT INDUSTRIAL WAREHOUSE USE. SAT NAV REFERENCE KT19 9AN



EPSOM TRADE PARK

DESCRIPTION

Set in an attractive landscaped environment, Epsom Trade Park is a new development of six flexible business space units in two terraces.

The development occupies a prominent corner plot on Blenheim Road, in the well established Longmead Industrial Estate.

Unit 1 occupies an end of terrace position and benefits from:

Warehouse

- Six metre clear internal height
- 30KN/M2 [600 lbs sq ft] reinforced concrete floor
- Twin skin insulated roofing with 7% rooflights
- Electrically operated loading door with ram raid bollards
- Three phase electricity

Offices

- Glazed entrance area and carpeted offices
- Suspended ceiling with LG3 compliant recessed fluorescent luminaries
- Three compartment perimeter trunking
- Gas fired central heating
- Ten allocated car parking spaces

LOCATION

Epsom Trade Park is located approximately one mile North of Epsom town centre and the railway station which has regular services to London Waterloo and Victoria.

Junction 9 of the M25 is five minutes to the South whilst the A3 provides direct access to central London.

PLANNING

Planning consent has been obtained for B1(b) research & development, B1(c) light industrial, B2 general industrial, and B8 storage & distribution uses.

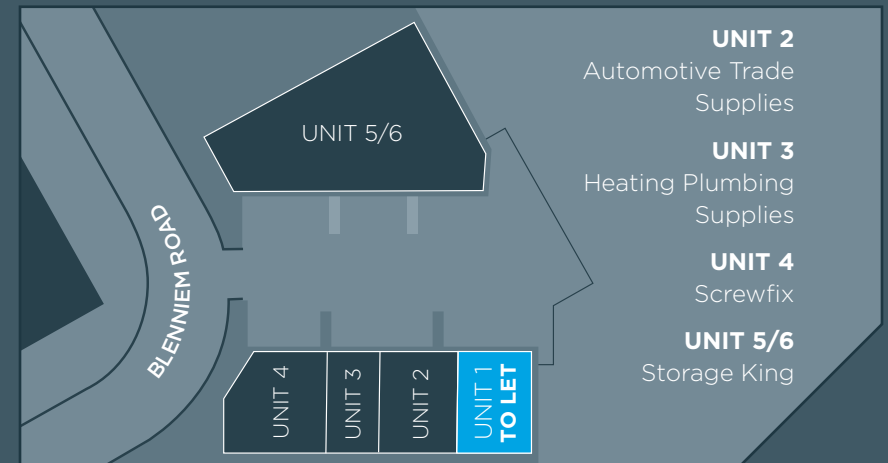
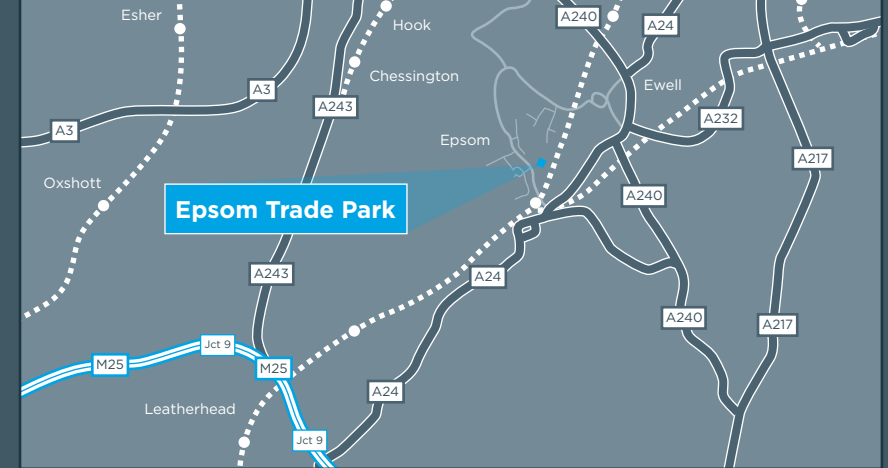
The unit has a full trade counter use.

TERMS

New fully repairing and insuring lease available on flexible terms.

RENT

Full details on application.



UNIT 2
Automotive Trade Supplies

UNIT 3
Heating Plumbing Supplies

UNIT 4
Screwfix

UNIT 5/6
Storage King

FLOOR AREAS

| | | |
|-------------------------------|--------------------|---------------------|
| Ground Floor Warehouse | 4,003 sq ft | 371.906 sq m |
| Ground Floor Office/Ancillary | 198 sq ft | 18.435 sq m |
| First Floor Office/Ancillary | 844 sq ft | 78.386 sq m |
| Total | 5,045 sq ft | 468.727 sq m |

Gross external areas

Hurst Warne and Bridger Bell agents for the Vendor give notice that:

1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract. 2. The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Hurst Warne and Bridger Bell or their servants. It is for the Purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact. 3. The Vendor does not make or give Hurst Warne or Bridger Bell nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property. 4. In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail. 5. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. NOTE: Hurst Warne has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or waste contamination. The Purchaser is responsible for making his own enquiries in this regard.

FOR FURTHER INFORMATION PLEASE CONTACT



Matthew Wythers
01372 730 010

mcw@bridgerbell.com



Nic Pocknall
01372 360 190

nic@hurstwarne.co.uk