



TO LET / FOR SALE

SHW

OFFICE – 4,672 – 20,302SQ FT (434 – 1,886 SQ M)
The Wells, Church Street, Epsom, Surrey, KT17 4PF

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LOCATION

Epsom is strategically located on the A24 which provides fast access to the M25 (J9) approximately 4 miles and the A3 at Tolworth which is within 5 miles.

Heathrow and Gatwick airports are 20 and 25 miles respectively.

The mainline station is within the Oyster Zone and provides a fast and frequent service direct to London Victoria and Waterloo, travel times 35 mins.

The property is prominently situated fronting Church Street, within 500 metres of the town centre which provides range of amenities including: The Ashley Shopping Centre, numerous restaurants and coffee shops, Pure Gym and The Rainbow Leisure Centre.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
2nd Floor	7,604	706
1st Floor	7,570	703
Ground Floor	4,672	434
Reception	456	42
TOTAL	20,302	1,886

TENURE

The property is let until 31/01/ 2020 with vacant possession available from 01/02/2020.

The property is available on a freehold or leasehold basis. The landlord will undertake a refurbishment to cat A specification on a pre let agreement.

DESCRIPTION

A three-storey modern town centre office building with brick elevations and tiled roof. There is a large underground car park providing 60 spaces

The property provides open plan floorplates with good natural light, dedicated reception and WCs to each floor.

AMENITIES

- Air Conditioning
- Raised access floors
- Suspended ceiling with recessed lighting
- 8-person passenger lift
- Male & Female WCs
- Showers
- 60 Parking Spaces (1: 338 sq ft)

RATES

The Rateable Value for the property is £312,500 according to the VOA Website. (2017 Listing) Occupiers should make their own enquiries of the Epsom & Ewell Business Rates Department.

LEGAL COSTS

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

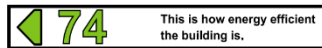
PRICE/RENT

Upon application

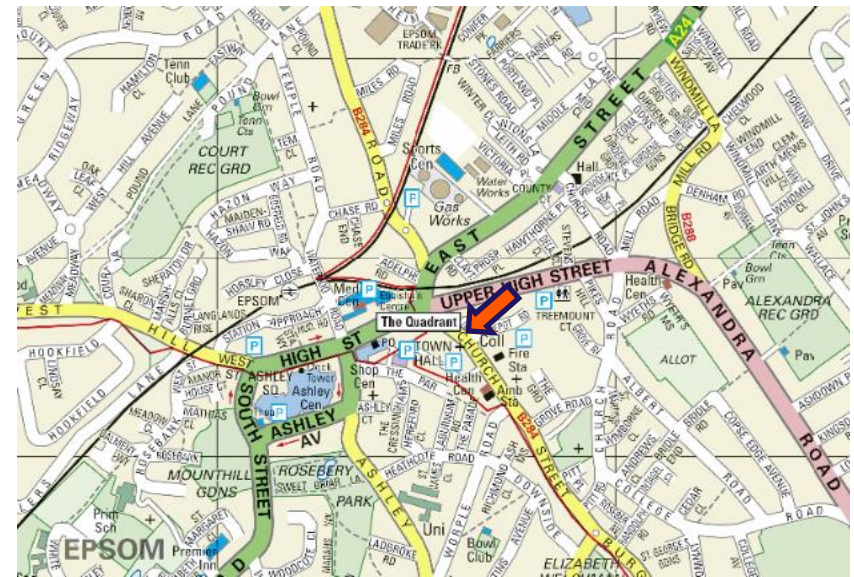
VAT

Vat will be applicable

EPC



This is how energy efficient the building is.



VIEWINGS – SHW: 01372 818181 | BRAY FOX SMITH: 020 7629 5456
 Mark Skelton t: 01372 840 296 | e: mskelton@shw.co.uk
 Richard Harding: t: 07730 817 019 | e: richardharding@brayfoxsmith.com

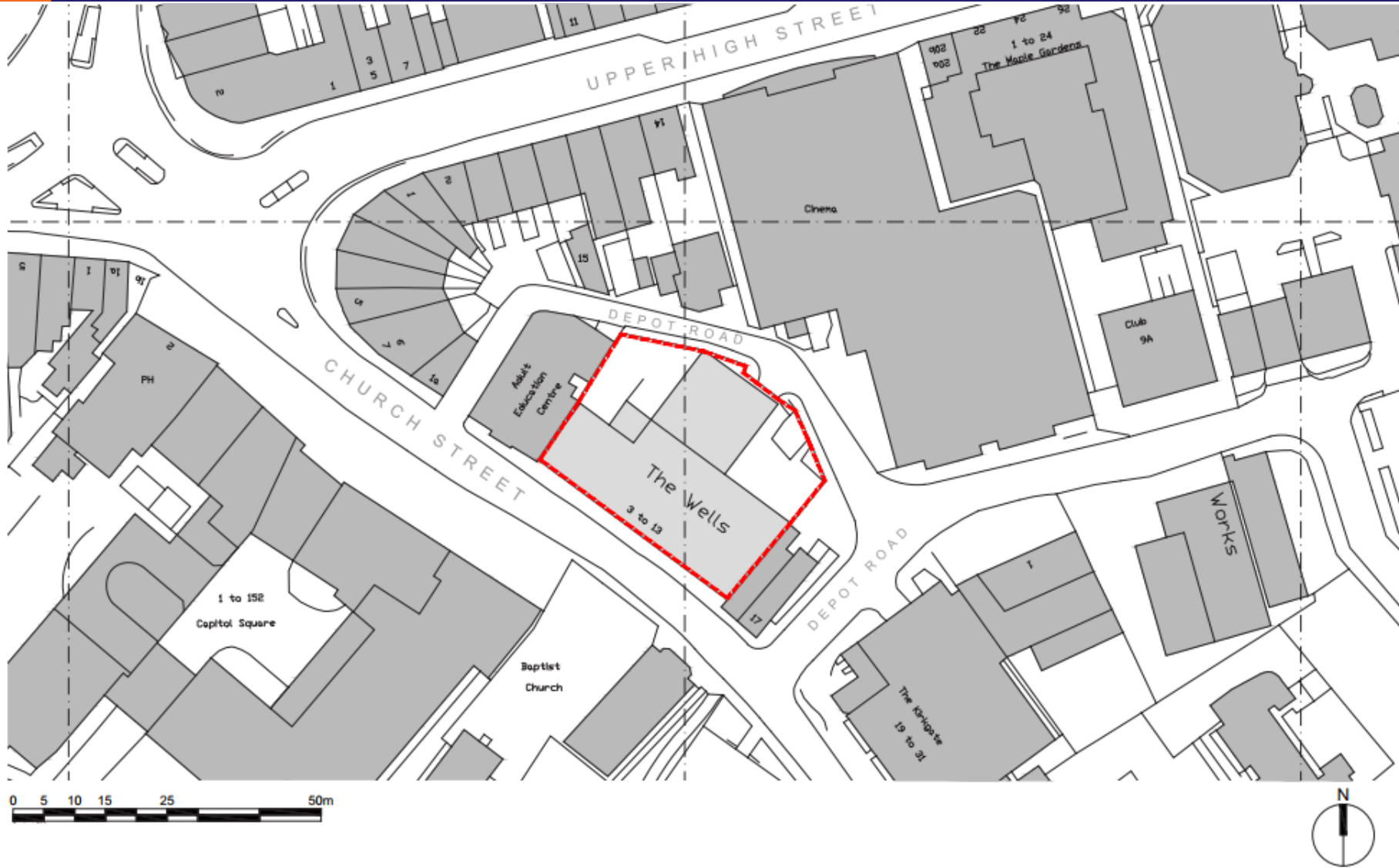


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