



**TO LET**

**NEW OFFICES / COMMERCIAL UNIT – 1,750 SQ FT (162.57 SQ M) WITH 5 CAR SPACES**  
Bradford House, 39 East Street, Epsom, Surrey, KT17 1BL

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## Rent | £45,000 Per annum exclusive

### LOCATION

Epsom is located approximately 15 miles south west of Central London and benefits from good road communications with the M25 (J9) approximately 4 miles and the A3 at Tolworth within 5 miles.

The mainline station provides fast and frequent services direct to London Victoria and Waterloo approx. travel time 35 mins.

The property is situated in a prominent position fronting East Street and within 500 metres of the town centre with all its amenities including the Ashley Shopping Centre, numerous coffee shops and restaurants, Gyms and the Rainbow Leisure Centre is adjoining, approx. 100 metres

### DESCRIPTION

A new ground floor, self contained office, under construction and being completed to a high specification to provide open plan space with kitchen, shower, basement parking for 5 cars and lift access. The property has a large frontage to East Street and may also suit Showroom or Medical use, the property should be completed by the end of November.

### ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor Office	1,750	162.57

### AMENITIES

- comfort cooling
- Suspended ceilings
- Recessed LED lighting
- Lift to basement car park
- 5 car spaces
- Shower
- Kitchen

### RENT

£45,000 Per annum.

### TERMS

The property is available to let on a new equivalent full repairing and insuring lease for a term to be agreed

### RATES

To be assessed upon completion.

### VAT

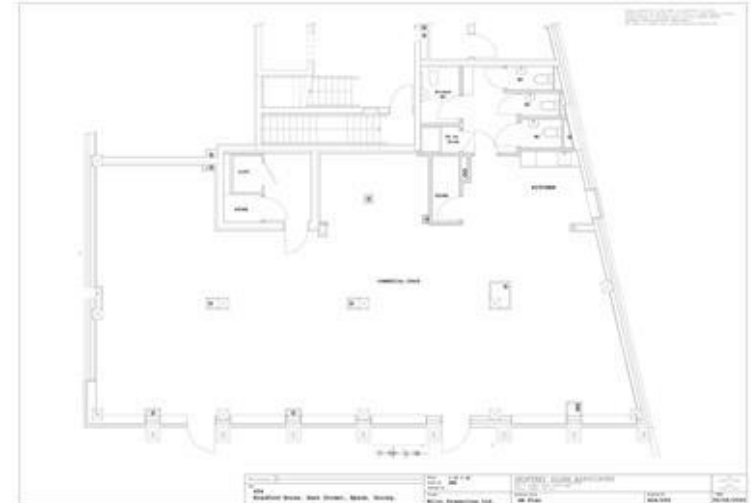
Vat will be applicable to the rent.

### LEGAL COSTS

Both parties to bear their own legal fees.

### EPC

An EPC will be provided upon completion of works.



### VIEWINGS – 01372 818181

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