

BRIDGER BELL DELIVERS

After nearly a year, the Post Office finally has a new home at 59 High Street, Epsom. Following months of searching and hard work on the part of all involved, our new Post Office has opened.

We would like to welcome Mrs Nidhi Prashar as the new Post Master for Epsom although Mrs Prashar is not new to this game as she and her husband have been long standing Post Masters in Oxted, Surrey.



Sally Holley in commercial agency was instrumental in the letting of the Post Office in Epsom and would be delighted to assist you with your property requirement.

We have unrivalled knowledge of the South West London Commercial Property Market and please give us a call to log your requirement or have an informal chat.

We are here to help!
01372 730000



There was an official opening by Chris Grayling MP on Friday 23rd February 2018, giving his seal of approval.

Roy Richmond Way
Entire property let to Grafton Group



Bridger Bell have recently been involved in the letting of a detached warehouse totalling 17,607 sq.ft. on a site extending to 1.02 acres to Grafton Group Plc trading as Buildbase.

The subsequent investment has also been sold with Bridger Bell acting jointly with JLL for the vendors.

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Property Management
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Bank Chambers
64 High Street
Epsom, Surrey



Residential Management
Ashdown Place Ewell



Residential Management
Kingshott House Epsom


Cowboy Residential Managing Agents

You may not be aware that **Residential Block Management** is almost completely unregulated, and this means that literally anyone can call themselves a Managing Agent. They don't need to have any qualifications, experience or even know what block management entails.

Most flat owners assume they are paying their service charge to a skilled professional and whilst this may be the case, there is a risk that your Managing Agent is completely unregulated.

The Government is now looking at regulating this sector and we believe it is essential that this is implemented in order to protect flat owners. Appropriate regulation, properly designed will force rogue agents to either raise their game or quit the business.

MORE A1 RETAIL OUTLETS REQUIRED



- ▼ A3 CORRIDOR—SW LONDON LEASEHOLD/MAY PURCHASE
- ▼ 500 SQ.FT — 1 000 SQ.FT
- ▼ ALL PARADES CONSIDERED ESTABLISHED 1937—22 BRANCHES

Coughlans Bakery
handcrafted quality since 1937

Artisan
Baking Since 1937

Bridger Bell
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The regulatory bodies in this sector of property management are currently ARMA (Association of Residential Managing Agents), who are largely self regulating and RICS (Royal Institution of Chartered Surveyors). The RICS have their own rules and procedures in terms of property and financial management in place and Bridger Bell as Members, have to adhere to these.

Any members or firms regulated by the RICS must ensure that the RICS ethics and professional standards are followed and this includes the below:

- A commitment to professional and technical standards and ongoing staff training.
- Professional indemnity insurance cover
- Rules to ensure that any money held on behalf of clients is held safely and separately from other client or company monies.
- Regular inspections by the RICS to ensure compliance and disciplinary action if failures are identified.
- Compliance with the latest Residential Service Charge Code, with aims to promote best practice, transparency and ensure timely issue of documentation including budgets and service charge accounts.

We would therefore urge you to ensure that your managing agent is regulated, ideally by the RICS, or ARMA and if it is not we would be happy to discuss with you how we can help to manage your block.



**1 Dover Street
London W1**
Entire property managed



**20 Lower Grosvenor Place
SW1**
Property Managed



**26 Sackville Street
London W1**
Entire Property Managed



**Ewell
Ashdown Place**
18 Flats Managed



**Whitstable
Estuary House**
Managed by



Units A-F Barwell Chessington
2338 - 14040 sq ft
Fully refurbished
To Let for Aviva



Epsom - First Quarter
From 1,485 sq.ft To Let
for Canada Life



Epsom Square
3,000 - 8000 sq.ft
A3 Unit
To Let



**Mitcam
Unit 5 Falcon Business Centre**
14,500 sq.ft HQ Warehouse
Sold



**Stoneleigh
42a The Broadway**
Class A2 Unit
To Let



Unit 43 Barwell Chessington
11,633 sq.ft
To Let for Aviva



Cobham 1a High Street
Designer Offices
1280 sq.ft
To Let



The Bridger Bell Team



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Bridger Bell Commercial LLP provides commercial property services: letting, selling, servicing and managing commercial properties.

Our expertise and knowledge of the business sector gives our clients a first-class service and we are proud of our strong track record of success in finding properties for clients; finding tenants or purchasers for property owners; and managing an extensive and varied portfolio of properties

www.bridgerbell.co.uk

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