

EPSOM TRADE PARK

Blenheim Road, Longmead Industrial Estate, Epsom, Surrey, KT19 9AN



6 NEW BUSINESS UNITS

278.7 - 1,893.4 sq m (3,000 - 20,382 sq ft)

Suitable for trade counter / light industrial / warehouse uses

M25 Junction 9, 5 miles • A3, 3.5 miles

www.epsomtradepark.com

TO LET



LOCATION

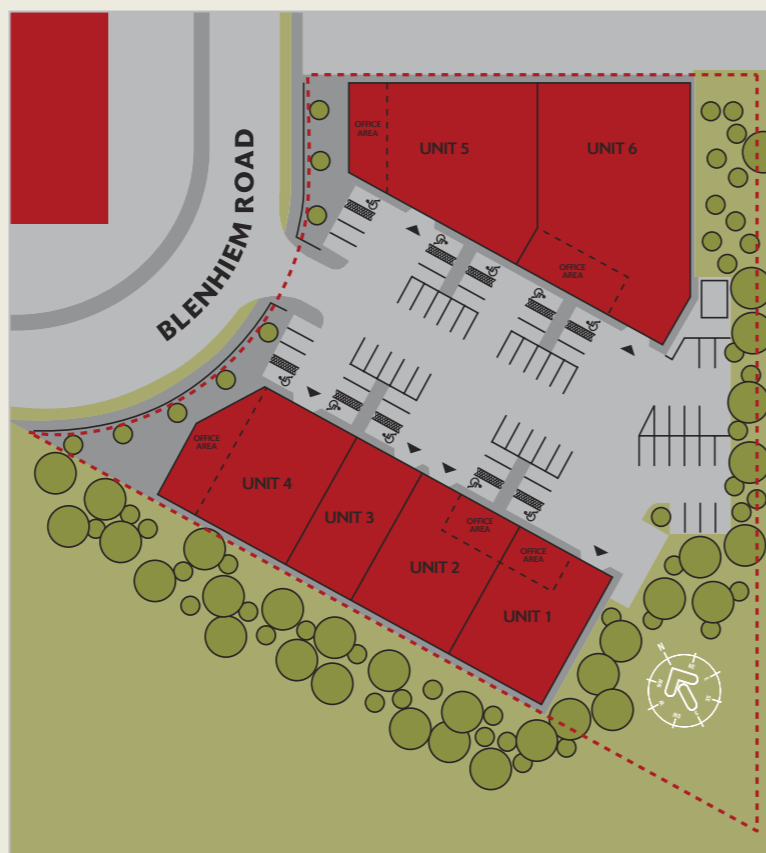
Epsom Trade Park is located approximately 1 mile to the North of Epsom town centre and the railway station, which has regular services to London Waterloo and Victoria. Junction 9 of the M25 is 5 minutes to the South whilst the A3 provides direct access to central London.

DESCRIPTION

Set in an attractive landscaped environment, Epsom Trade Park is a new development of 6 flexible business space units in two terraces. The development occupies a prominent corner plot on Blenheim Road, in the well-established Longmead Industrial Estate.

PLANNING

Planning consent has been obtained for B1(b) research & development, B1(c) light industrial, B2 general industrial, and B8 storage & distribution uses. Up to 30% of the floor space can be used for trade counter or display purposes.



FLOOR AREAS

Units	Office		Production/Warehouse		Total		Parking Spaces
Unit 1	75.8 sq m	(816 sq ft)	386.7 sq m	(4,163 sq ft)	462.5 sq m	(4,979 sq ft)	9
Unit 2	82.8 sq m	(891 sq ft)	417.6 sq m	(4,495 sq ft)	500.4 sq m	(5,386 sq ft)	10
Unit 3	N/A		278.7 sq m	(3,000 sq ft)	278.7 sq m	(3,000 sq ft)	5
Unit 4	133.9 sq m	(1,442 sq ft)	517.9 sq m	(5,575 sq ft)	651.8 sq m	(7,017 sq ft)	13
Unit 5	116.8 sq m	(1,257 sq ft)	674.6 sq m	(7,262 sq ft)	791.4 sq m	(8,519 sq ft)	15
Unit 6	127.8 sq m	(1,376 sq ft)	920.2 sq m	(9,905 sq ft)	1,048 sq m	(11,281 sq ft)	20

Gross External Floor Areas. Units to be measured on completion.

SPECIFICATION

The units will be constructed to a high specification and will benefit from:

Warehouse

- 6m clear internal height
- 30 kN/m² (600 lbs/sq ft) reinforced concrete floor
- Twin skin insulated roofing with 7% rooflights
- Electrically-operated loading doors with ram raid bollards
- 3 phase electricity
- All mains utilities

Offices

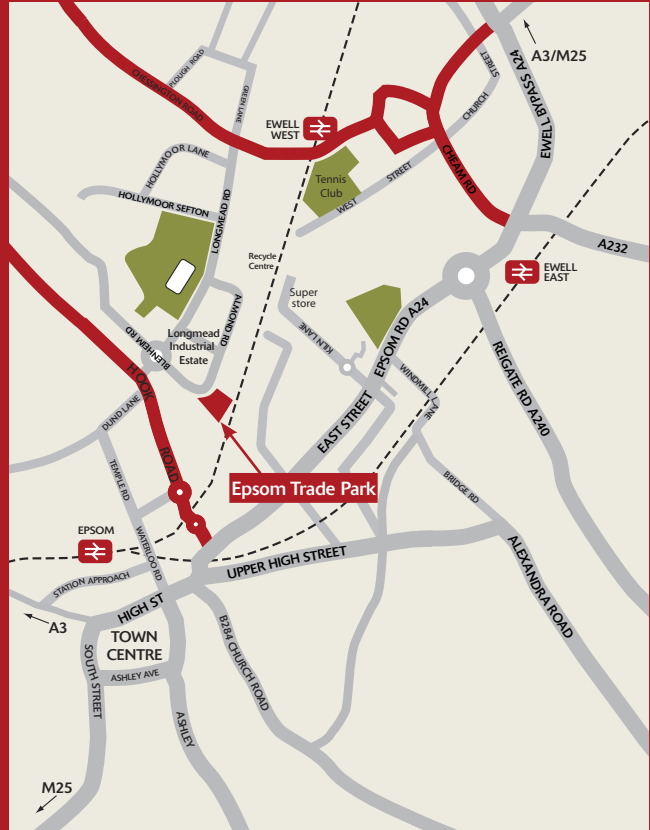
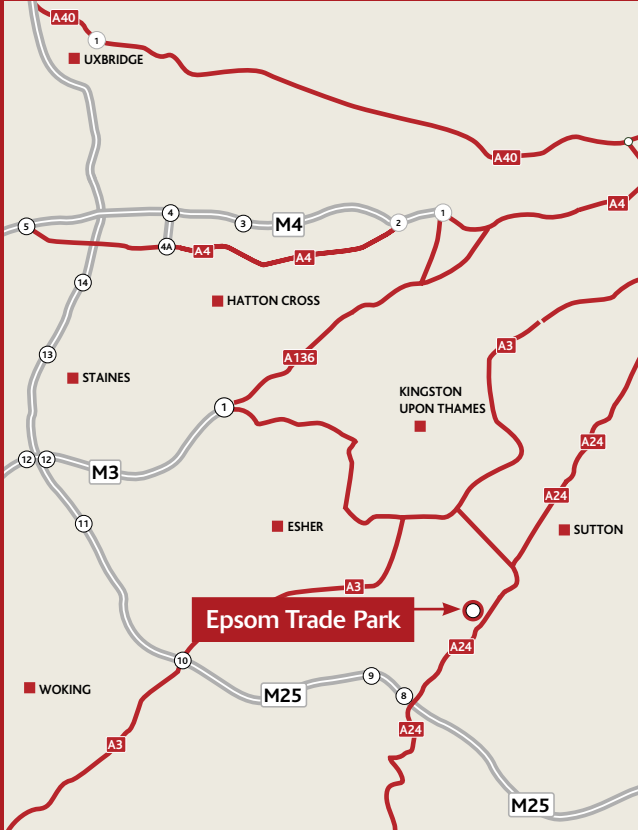
- Glazed Entrance areas and carpeted offices
- Suspended ceilings with LG3 compliant recessed fluorescent luminaries
- 3 compartment perimeter trunking
- Gas fired central heating

External Areas

- High quality landscaping
- External lighting
- Covered cycle shelter
- Bin store



LOCATION



BY ROAD

Epsom	1.2 miles
A3	3.5 miles
M25, Junction 9	5 miles
Central London	15 miles
Gatwick Airport	20 miles
Heathrow Airport	29 miles

Source: www.theaa.com

BY RAIL From Epsom station

Guildford	31 mins
Victoria	34 mins
Kingston	35 mins
Waterloo	35 mins
Gatwick Airport	51 mins

Source: www.thetrainline.com

SAT NAV REF: KT19 9AN



SEGR0 supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. 08/07

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Schedule of Availability

UNIT	TOTAL (SQ.FT)	TOTAL (SQ.M)	RENT PER ANNUM EXCLUSIVE	AVAILABILITY
1	4,979	462.5	£59,750	AVAILABLE
2	5,386	500.4		UNDER OFFER
3	3,000	278.7		UNDER OFFER
4	7,017	651.8		UNDER OFFER
5	8,519	791.4		UNDER OFFER
6	11,281	1,048		UNDER OFFER

N.B Floor areas shown are Gross external floor, to be measured on completion

Please contact joint sole agents for further information.



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