



**Epsom
The Coach House
17 West Street
KT18 7RL**

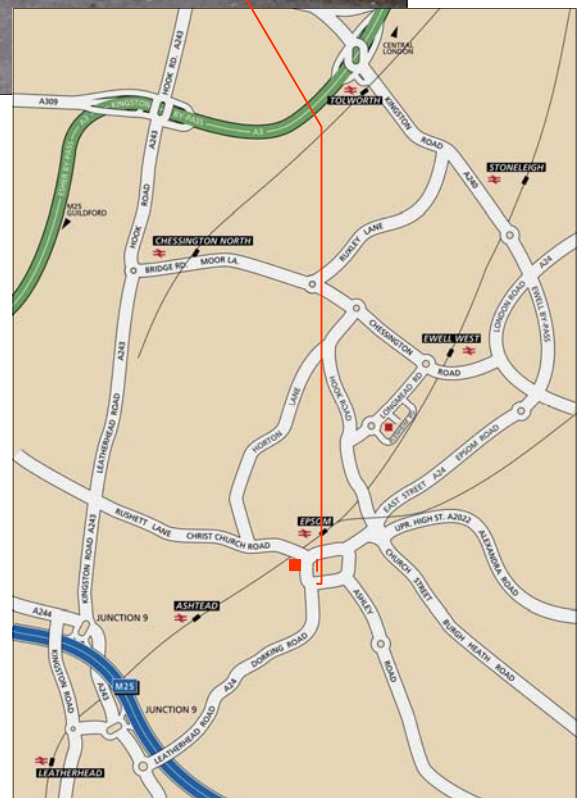
Modern Character
Office Building with parking

1,450 sq.ft
(134.75 sq.m) (net internal approx)

TO LET

Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com



Please contact

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Matthew Wythers
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Mary Ottey
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Tel: 01372 730000

BUSINESS

Location:

The property is located at the junction of West Street, West Hill and Station Approach. Epsom Station (2 mins walk) provides an excellent and regular service to London Waterloo, Victoria and London Bridge (approx 35 minutes). Epsom High Street (200 metres) offers staff first class shopping and restaurant facilities. The A24 provides good access to the A3 at Tolworth (4 miles distant) and the M25 (Junction 9 - 15 mins drive). Both Heathrow and Gatwick Airport are within easy driving distance.

The Coach House is a stand alone refurbished character office building offering mainly open plan accommodation at ground and first floors. The premises benefit from full staff facilities and have car parking to the front for 2/3 cars.



Floor Areas:

Ground Floor (inc ancillary)	64.77 sq.m	697 sq.ft
First Floor Offices	70.00 sq.m	753 sq.ft
	_____	_____
TOTAL	134.77 sq.m	1,450 sq.ft

Amenities:

- Category II lighting.
- Quality image.
- 3 car spaces.
- Comfort cooling
- 2 mins walk to Station.
- Full staff facilities.

Terms: A new lease is available for a term of 5 years and upwards, subject to periodic upward only rent review.

Rent: £22,500 per annum exclusive.

Service Charge: To be confirmed.

Rateable Value: £10,054 (after April 2010)

EPC: An Energy Performance Certificate is in the process of being Obtained.

Viewings Please contact Jonathan Hillman or Mary Ottey of the sole agents Bridger Bell on 01372-730000

Note: Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial Limited. Bridger Bell Commercial Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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