

UNIT

LONGMEAD BUSINESS CENTRE
LONGMEAD RAD, EPSOM, SURREY KT19 900



NEWLY REFURBISHED



to let LIGHT INDUSTRIAL/WAREHOUSE UNIT

10,300 ft² (956.7 m²)

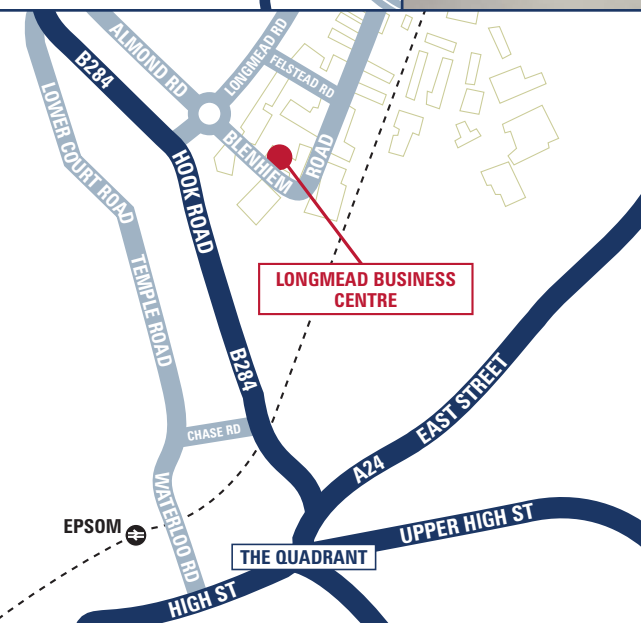
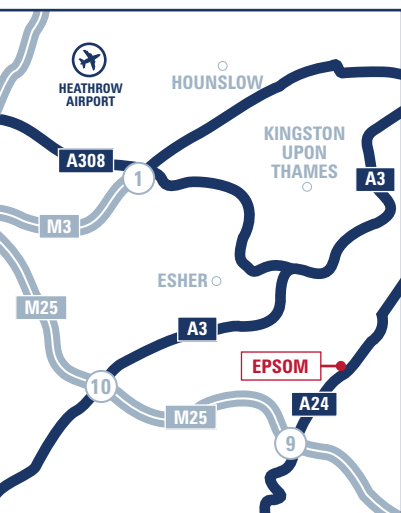
LONGMEAD BUSINESS CENTRE

LONGMEAD ROAD, EPSOM, SURREY KT19 9QQ

LOCATION

Situated some 17 miles south west of Central London, Epsom has excellent road and rail communications. The M25 (J9 Leatherhead) is only 4 miles away and accessed via the A24 (1/2 mile), whilst the A3 at Tolworth is only a short drive and provides an excellent road access to London and the national motorway network. Heathrow and Gatwick Airports are approximately 22 miles and 18 miles distant respectively. Epsom railway station (approximately 10 minutes walk) provides fast and frequent rail services to London Waterloo, Victoria and London Bridge (approx 30 mins).

The Longmead Business Centre situated just off Blenheim Road some 1/2 mile from Epsom Town Centre and the A24. Occupiers nearby include Screwfix, Access Self Storage, Howden's Joinery, and Grahams Builders Merchants.



DESCRIPTION

At the heart of Epsom's premier business area, Unit C Longmead Business Centre is a stand alone high quality warehouse / industrial unit with first class ancillary offices on ground and first floors set in an attractive landscaped environment.

The unit comprises a modern detached industrial / warehouse unit of steel portal frame construction, clad with profile metal sheeting and two-storey offices. Access is gained via a single roller shutter door and a separate personnel entrance.

TERMS

Available by way of assignment or sublease of existing lease expiring on 28th September 2013.

FLOOR AREAS

	ft ²	m ²
Ground floor offices	685	63.6
Ground floor low height workspace/office	1,824	169.4
1st floor Original office	1,200	111.5
Mezz. offices	1,824	169.4
Full height warehouse	4,767	442.8
Total Approx GIA	10,300	965.7

Also free standing mezz of 394 ft² (36.6 m²).

AMENITIES

Purpose built unit | Male and Female WC's | Min eaves height 21.3 ft (6.5 m)
Single roller shutter door | Ample car parking spaces

PRICE

Upon application.

VIEWINGS

Strictly by appointment through the joint sole agents:

Tim Clement | 020 7087 5303 | tim.clement@kingsturge.com

Jonathan Hillman | 01372 730 011 | jjh@bridgerbell.com

Matthew Wythers | 01372 730 010 | mcw@bridgerbell.com



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