



Newplan House 41 East Street, Epsom KT17 1BL

New & prestigious
air-conditioned office suite

- Ground Floor
- 2 Car parking spaces

1015 sq.ft
(94.3 sq m)

To Let

Full details can be found on our web site
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www.bridgerbell.com

- M25 Junction 9 - 4 miles
- Central London - 14 miles
- Heathrow Airport - 18 miles
- Gatwick Airport - 22 miles
- Waterloo/Victoria/London Bridge - 35 mins
- Epsom Station - 5 mins walk

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Accommodation:

Comprising the last remaining office suite within the highly specified office building Newplan House. The fully open plan accommodation is arranged on ground floor and offers an opportunity to join existing tenants Standard Life and HIS Energy who are also within the building.

Amenities:

- Fully air-conditioned
- Prestigious entrance/reception area
- Zonal Cat II lighting
- Raised floors
- High quality WC facilities
- 2 car parking spaces allocated. Additional Parking within Rainbow Centre available (Pay & Display)

Lease Terms:

A new effective full repairing and insuring lease for a term to be agreed. Subject to periodic upward only rent reviews.

Rent:

£23,853 per annum exclusive.

Business Rates:

Rateable value; £18,500
Rate £0.414 (2010/11)

Service Charge:

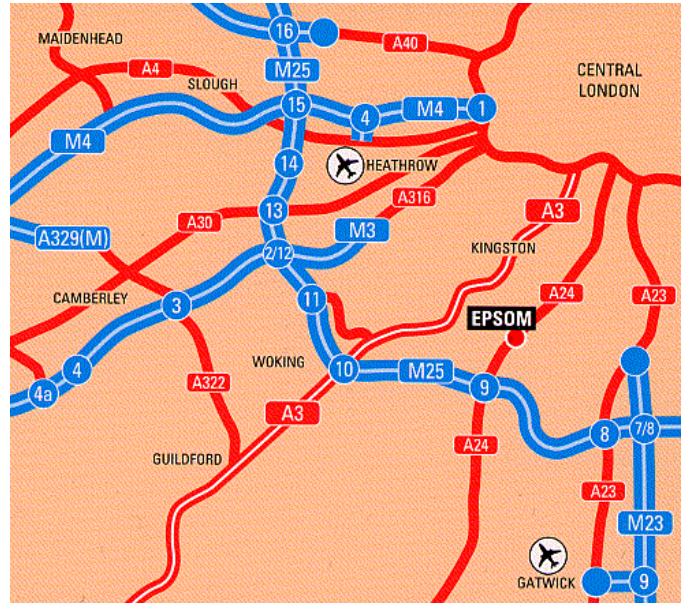
Approximately £5.00 per sq ft

Viewings:

Can be arranged at short notice the joint sole agents.

EPC:

An Energy Performance Certificate is in the process of being obtained



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