

Epsom

Unit 8 First Quarter Business Park

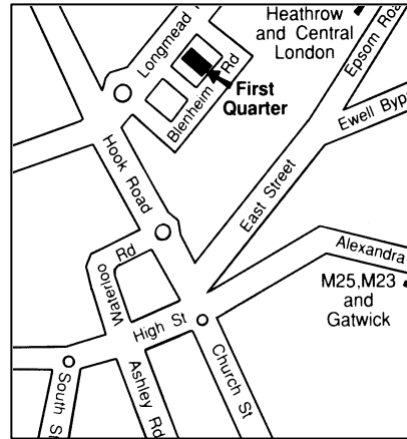
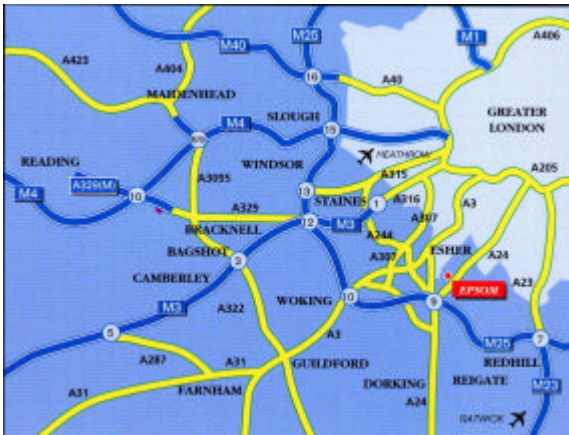
Modern Two Storey Business Unit
146.28 sq.m (1,574 sq.ft) Gross Internal Approx



TO LET

Location: First Quarter located on the Longmead Business Park is less than half a mile from Epsom Town Centre. Epsom is ideally situated for access to the M25, the A3, Central London, Heathrow and Gatwick Airports. Epsom Station has a regular service to Waterloo, Victoria and London Bridge.

Description: First Quarter provides versatile production/storage space at ground floor with fully fitted quality offices at first floor level.



Accommodation:

Ground Floor Business Space	787 Sq Ft	(73,14 Sq M)
First Floor Offices	787 Sq Ft	(73.14 Sq M)
TOTAL (Gross Internal)	1,574 Sq Ft	(146.28 Sq M)

Amenities:

- Comfort Cooling.
- Separate Office Entrance.
- 10'4" Eaves height to ground floor.
- 250 lbs/sq.ft ground loading.
- Gas Central Heating.
- 7 Car parking spaces.
- Three Phase Power.
- Roller Shutter Door.

Lease Terms:

Assignment of existing full repairing and insuring lease for a term expiring 24th Dec 2014, subject to a rent review March 2010. Alternatively, a new Lease may be available by arrangement.

Rent: (current passing rent).

£21,895 per annum exclusive plus VAT.

Rateable Value:

Approx £14,625 (2005/06) (Payable approx £6,756.75)
Rate in the £0.462

Service Charge:

To be confirmed.

Legal costs:

Each party to pay their own costs incurred.

Viewings:

Can be arranged at short notice via Mary Ottey, Matthew Wythers or Jonathan Hillman of the sole agents