

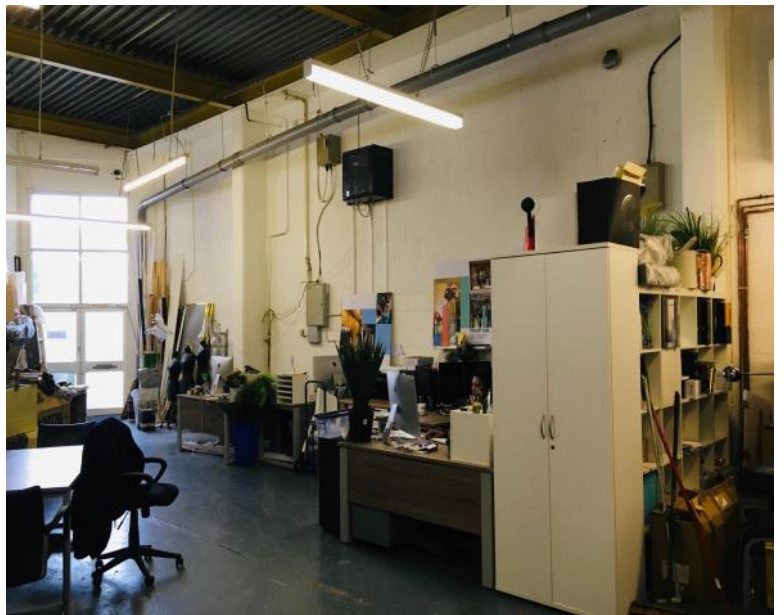
EPSOM
UNIT D - BLENHEIM HOUSE, BLENHEIM ROAD, KT19 9AP



**FIRST CLASS FULL HEIGHT
BUSINESS UNIT**

1596 SQ.FT (148.3 SQ.M)
Gross internal approx + Mezzanine
of 322 sq.ft.

TO LET



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

www.bridgerbell.com

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Sally Holley
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el: 01372 730000

LOCATION:

Blenheim House is located on Epsom's Premier Business Park and is:

- Only 1/2 mile from Epsom Town Centre.
- Within walking distance of Epsom Station.
- Ideal for access to The M25 (J9/10) and The A3.

DESCRIPTION:

The premises comprise a loft style warehouse which offers the potential for a variety of uses requiring full height warehouse/production and offices with extra mezzanine storage.

FLOOR AREAS (Gross Internal Approx)

| | | |
|-------------|-------------|-------------|
| Warehouse | 1596 sq.ft | 148.3 sq.m |
| Mezzanine | 322 sq.ft | 29.92 sq.m |
| TOTAL (GIA) | 1,918 sq.ft | 178.22 sq.m |

AMENITIES:

- Lockable Gates.
- Mezzanine Floor 322 sq.ft.
- 2 car parking spaces + loading area
- Staff facilities and kitchenette.
- Full staff facilities.
- Comfort Cooling/Heating.

TERMS:

A new full repairing and insuring lease for a term of 5 years and upwards, subject to rent review.

RENT: To be confirmed.

SERVICE CHARGE:

To be confirmed.

RATEABLE VALUE

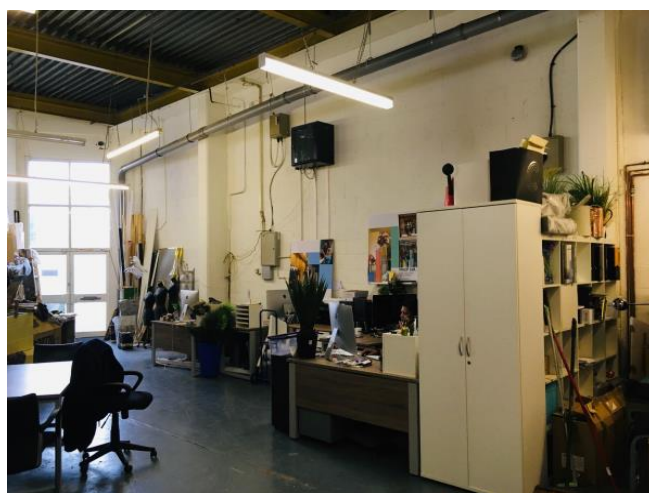
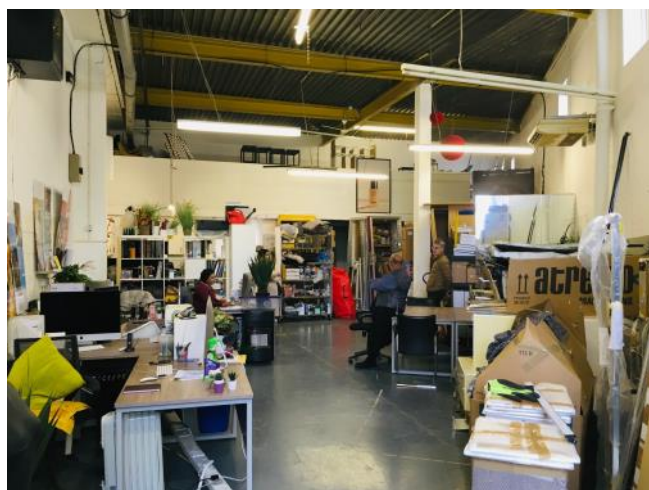
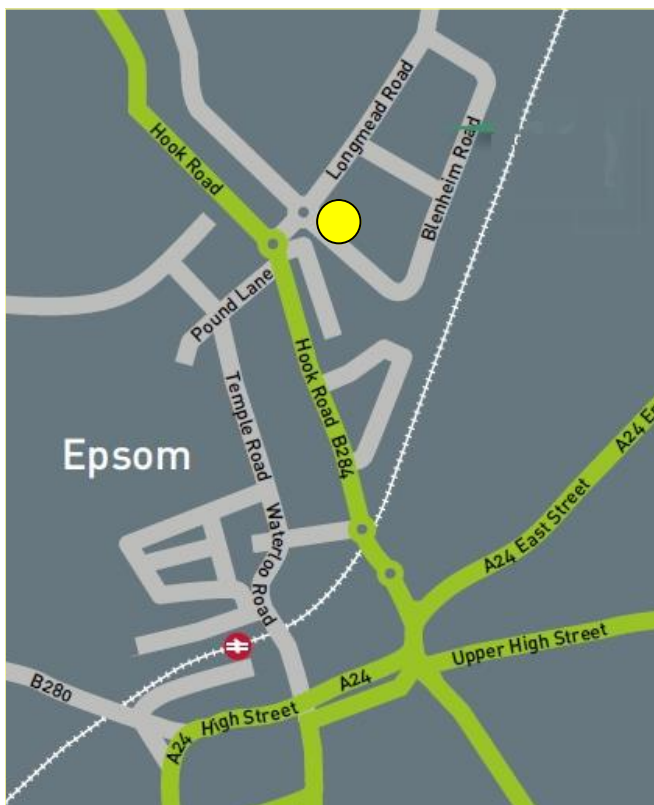
£11,250

PLANNING:

Interested parties are advised to check with Epsom Council (01372-732000) as to the suitability of their intended use.

EPC: Rating: E111 (Full copy on request)

VIEWINGS: Can be arranged at short notice via Jonathan Hillman or Sally Holley of The Sole Agents Bridger Bell Commercial 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 LLP. Bridger Bell Commercial LLP 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 LLP or the Vendor/Lessor.
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.
5. The vendor does not make or give, and neither do Bridger Bell Commercial LLP or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

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