

MAKING
PROPERTY
WORK
SHW.CO.UK

SHW

NUPROL
DOMINATE THE FIELD

IntraLAN
www.intralan.co.uk

**European
Process
Plant Limited**

12

UNIT
13



TO LET **INDUSTRIAL AND WAREHOUSE – 2,950 SQ FT (274.05 SQ M)**
Unit 12, Epsom Business Park, Kiln Lane, Epsom, Surrey, KT17 1JF

DESCRIPTION

Epsom Business Park is a small estate of modern purpose built industrial units with large communal yard / parking area.

LOCATION

Epsom Business park is located on the north of Kiln Lane approximately 1.5 miles to the north-east of Epsom town centre. The junction of Kiln Lane with the A24 East Street is approximately 0.4 miles to the south-east. Junction 9 (Leatherhead) of the M25, which provides access to the UK motorway network, is approximately 4.5 miles to the south-west.

The Epsom Business park comprises a number of industrial/warehouse buildings grouped around a central courtyard/car parking area. The subject property is located on the north-east side of central parking area and forms part of a terrace of eight similar industrial/warehouse units constructed some time during the late 1980's.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,501	139.44
First Floor Office/Mezzanine	1,449	134.61
TOTAL	2,950	274.05

AMENITIES

- Roller shutter door
- Category 2 lighting
- Kitchen and three WCs
- Mezzanine floor with office space

RENT

On application.

RATES

Rateable value - £49,000 (2023).

VAT

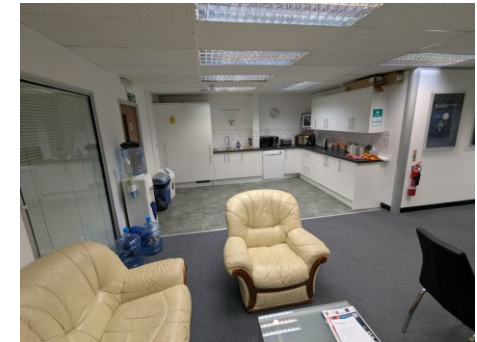
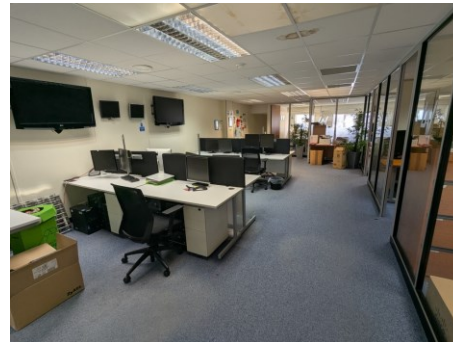
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS –

Tom Batey t: 07947 373 868
 Mark Skelton t: 01372 840 296

e: tbatey@shw.co.uk
 e: mskelton@shw.co.uk



**MAKING
PROPERTY
WORK**