



**STORAGE UNIT WITH PARKING**

**HS EDWARDS**  
**HUGGINS STUART**

Unit 10 Eclipse Estate, 30 West Hill, Epsom, KT19 8JD  
£3,500 PER ANNUM EXCLUSIVE

**Unit 10 Eclipse Estate, 30 West Hill, Epsom,  
Surrey, KT19 8JD**

## TO LET

**Approx 172 sqft (15.98 sqm)**

### DESCRIPTION

Single garage/storage unit with the benefit of a single phase electricity supply and one allocated car parking space. Eclipse Estate is accessed via a secure, automated gated entrance and is conveniently located close to Epsom Town centre which is approximately 5 minutes walk away.

Garage/Storage Unit	172 sqft	15.98 sqm
1 Allocated Parking Space	-	-

### RENT

£3,500 per annum exclusive

### LEASE

New Lease, terms to be agreed.

### LOCATION

The property is located on the Eclipse Estate on the North side of West Hill, a short walking distance (approx. 5 minutes) from Epsom Town Centre. Epsom is located approximately 17 miles southwest of Central London. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead), whilst the town also benefits from a

regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey).

### RATES

Rateable value: £1,500. Rates payable at 49.9p in the £.

***Note 100% small business rate relief may be available for eligible occupiers. Prospective Occupiers to satisfy themselves as to their eligibility.***

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
E: epsom@hsedwards.co.uk

### DATE

August 2025

### FOLIO NUMBER

30315

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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**01372 740555**

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CR9 1TN  
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