



INDUSTRIAL PROPERTY TO LET

19a Blenheim Road, Epsom, Surrey, KT19 9AP

TO LET

Approx 6,471 sqft (601.17 sqm)

DESCRIPTION

Large industrial workshop premises on the established Blenheim Road Estate. The property comprises a large warehouse premises, front reception area with WCs and mezzanine offices with a covered store/workshop area to the rear. The property benefits from vehicular access to the side and front of the property, with multiple roller shutters and workshop areas. The property was most recently used for MOT servicing but would suit a variety of industrial occupiers.

Ground Floor	4,329 sqft	402.18 sqm
Mezzanine	369 sqft	34.27 sqm
Rear Workshop/ C. Store	1,773 sqft	164.72 sqm
TOTAL	6,471 sqft	601.17 sqm

RENT

£76,500 per annum exclusive

LEASE

New Lease. Terms to be agreed.

LOCATION

The Blenheim Road estate is a major hub for industrial and commercial occupiers within the town. Nearby notable occupiers include Travis Perkins, SGN, Howdens Joinery, Wolseley Plumb & Parts, & Storage King amongst many others. The property is well located for access to major road networks with the A3 at Hook approximately 10 minutes

drive away and the M25 (J9) at Leatherhead approximately 5 miles away.

VIRTUAL TOUR LINK:

<https://tour.giraffe360.com/ab7739fca61b449b8b5618a47c001a22/>

RATES

Rateable value: £52,000. Rates payable at 51.2p in the £ (2023/24)

EPC

E-124

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
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DATE

February 2024

FOLIO NUMBER

30237

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

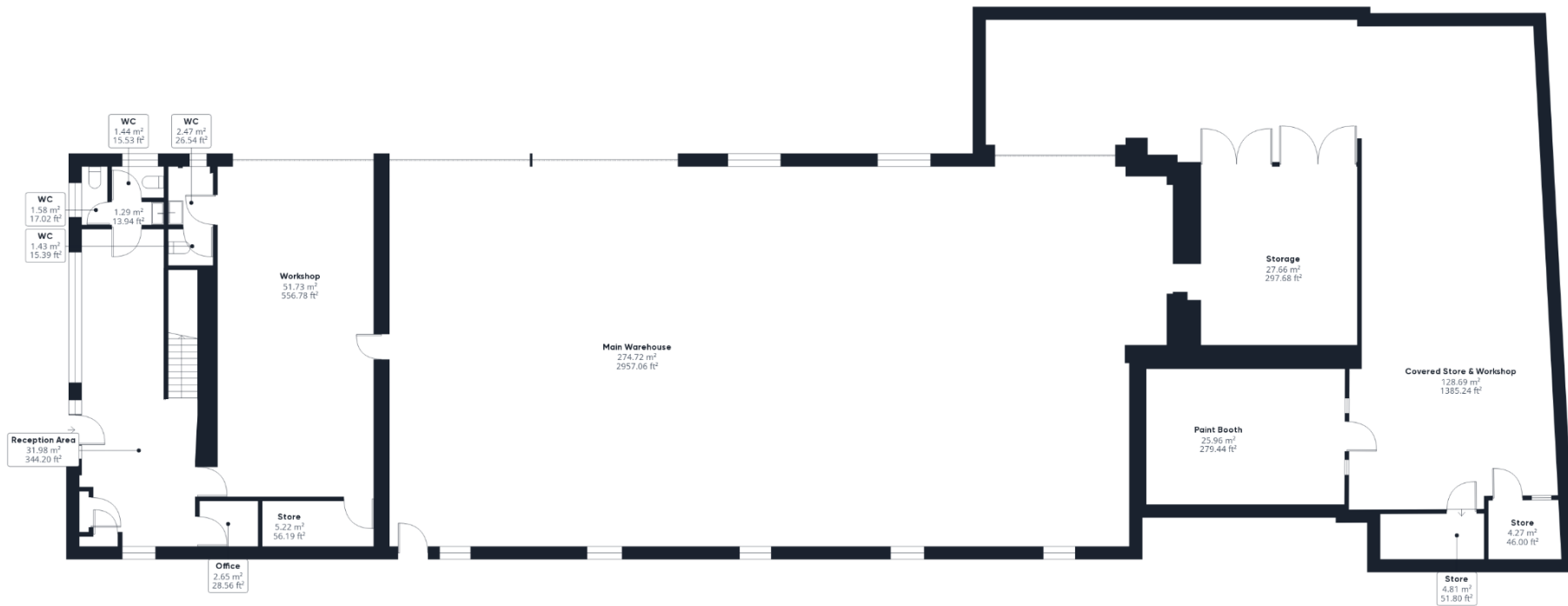
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Approximate total area⁽¹⁾

566.92 m²

6102.26 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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