



CLASS E UNIT TO LET

3 The Parade, Tattenham Way, Burgh
Heath, Surrey, KT20 5NG

TO LET

Approx. 310 sqft (28.77 sqm)

DESCRIPTION

Opportunity to occupy a well-presented ground floor commercial unit refurbished to a high standard with full air-conditioning heating and cooling, suspended ceiling, kitchenette and disabled WC, ideal for a small business or start-up enterprise.

Unit 3 – Retail area	310 sqft	28.77 sqm
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RENT

£950 per calendar month, exclusive.

LEASE

A new 7 year lease available with Tenant and Landlord break option at expiry of the 3rd year on 6 months prior written notice.

LOCATION

Situated in a prominent position on the busy thoroughfare of Tattenham Way, close to the Junction with Reigate Road and the Asda Superstore. The Parade benefits from free on-street customer parking for up to one hour and all day street parking close by.

RATES

To be assessed. ** Please note 100% Small Business Rate Relief will apply for businesses who are eligible and only occupy one property. **

LEGAL COSTS

Each party to bear their own legal costs.

EPC

C- 67.

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
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DATE

December 2025

FOLIO NUMBER

30320

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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