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TO LET
OFFICES
858-4,320 SQ FT
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TO LET

REFURBISHED OFFICES WITH COOLING , 873 – 6,069 SQ FT (81.1- 563.82 SQ M)
Renaissance House, 32 Upper High Street, Epsom, Surrey, KT17 4QJ

DESCRIPTION

Renaissance House is a modern office building constructed in the late 80s and providing high quality accommodation with secure basement car park. There is a large reception area accessed from an attractive courtyard at the rear.

The available space is on the first, second and third floors. The second floor is to be refurbished and could include tenants fit out while the other floors have been refurbished to include new cooling, Led lighting and raised floors.

LOCATION

Epsom is on the A24 approx. 4 miles to the M25 (J9) and 5 miles to the A3 at Tolworth.

Renaissance house is situated in the town centre fronting Upper High Street (A2022) within approx. 400 m of the High Street and all its amenities including: The Ashley shopping centre, Gyms, Hotels, and numerous coffee shops, restaurants and bars.

The mainline station is within 800 m and provides a frequent, direct service to London Victoria and Waterloo, travel time approximately 36 minutes.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Third Floor	873	81.10
Second Floor	3,096	287.63
First Floor	2,100	195.09
TOTAL	6,069	563.82

AMENITIES

- New Cooling
- Suspended ceilings
- Recessed LED lighting
- Raised Floors
- 6 Parking spaces
- Lift
- Shower

RENT

On application.

TENURE

The suites are available on new equivalent full repairing and insuring leases on terms to be agreed.

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

RATES

From the valuation office web site the suites have the following rateable values from April 2023:

First Floor – £37,000 estimated

Second Floor - £49,750

Third Floor - £14,000

Interested parties should check rates payable with the local council.

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

VAT

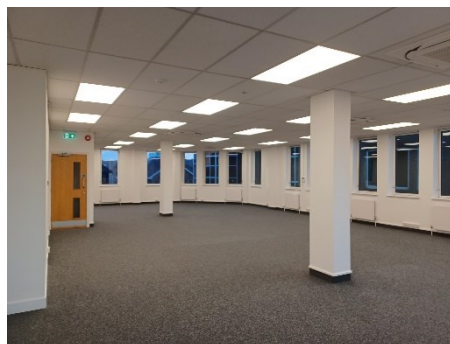
VAT will be applicable.

LEGAL COSTS

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

EPC

The property has an EPC rating of C-68.



VIEWINGS – 020 8662 2700

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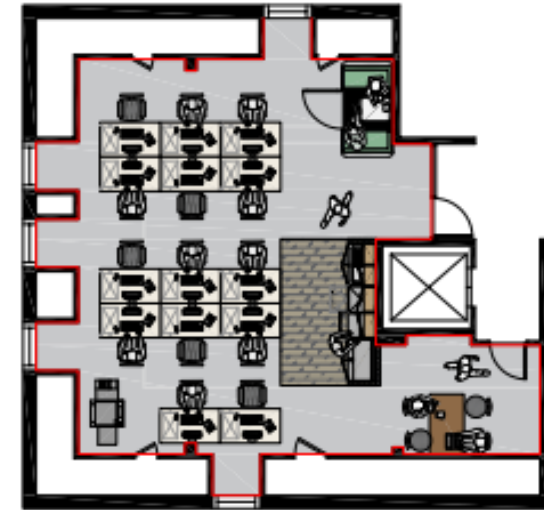
Instagram – SHW Property

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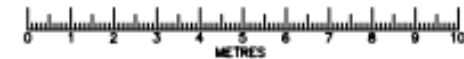
Fit-Out Plans



First Floor



Thrd Floor



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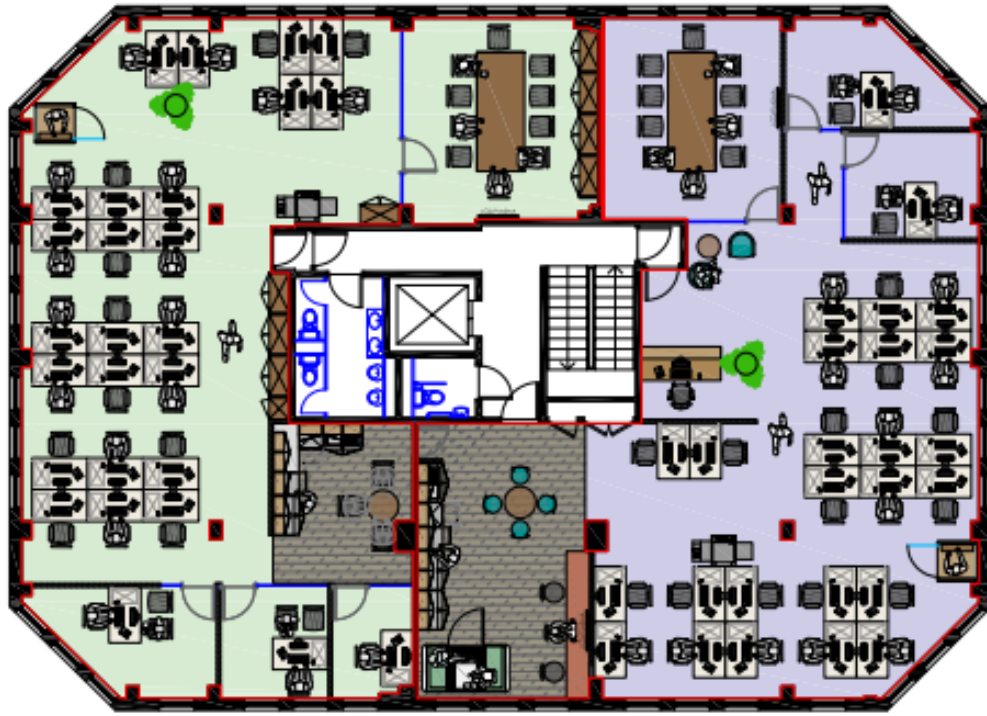


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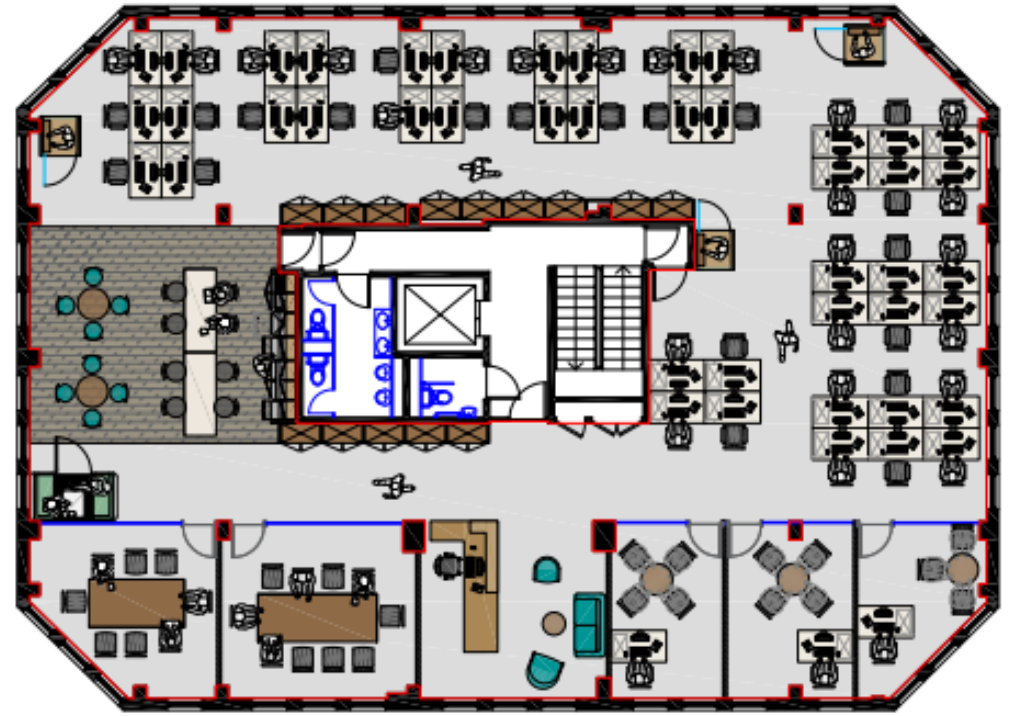


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Fit-Out Plans



First Floor



First Floor

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