

globalhouse-epsom.co.uk

# GLOBAL HOUSE

1 ASHLEY AVENUE, EPSOM KT18 5AD

HIGH QUALITY OFFICE SPACE  
FROM 5,500 – 25,000 SQ FT  
TO LET



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TOWN CENTRE  
HEADQUARTERS BUILDING



Global House is a prominent modern office block in the heart of the town centre of 50,000 sq ft and provides large open plan space with good natural light. The property is adjoining The Ashley Shopping Centre and benefits from a private car park deck in the multi-storey.



TO WIMBLEDON & WATERLOO ↗

TO A3 & CENTRAL LONDON ↗

TO VICTORIA & LONDON BRIDGE ↗

RAINBOW LEISURE CENTRE

A24

LIDL

TRAVELODGE

ODEON LUXE

EPSOM

DERBY SQUARE

TO DORKING & GUILDFORD ↙

HIGH STREET

PREMIER INN

TO A3 & GUILDFORD ↙

ASHLEY CENTRE

GLOBAL HOUSE

EPSOM PLAYHOUSE

A24

TO M25 & GATWICK AIRPORT ↓

ROSEBERRY PARK

GLOBAL HOUSE

REFURBISHMENT INCLUDES  
A LARGE PRESTIGIOUS RECEPTION  
AND UPGRADED ENTRANCE



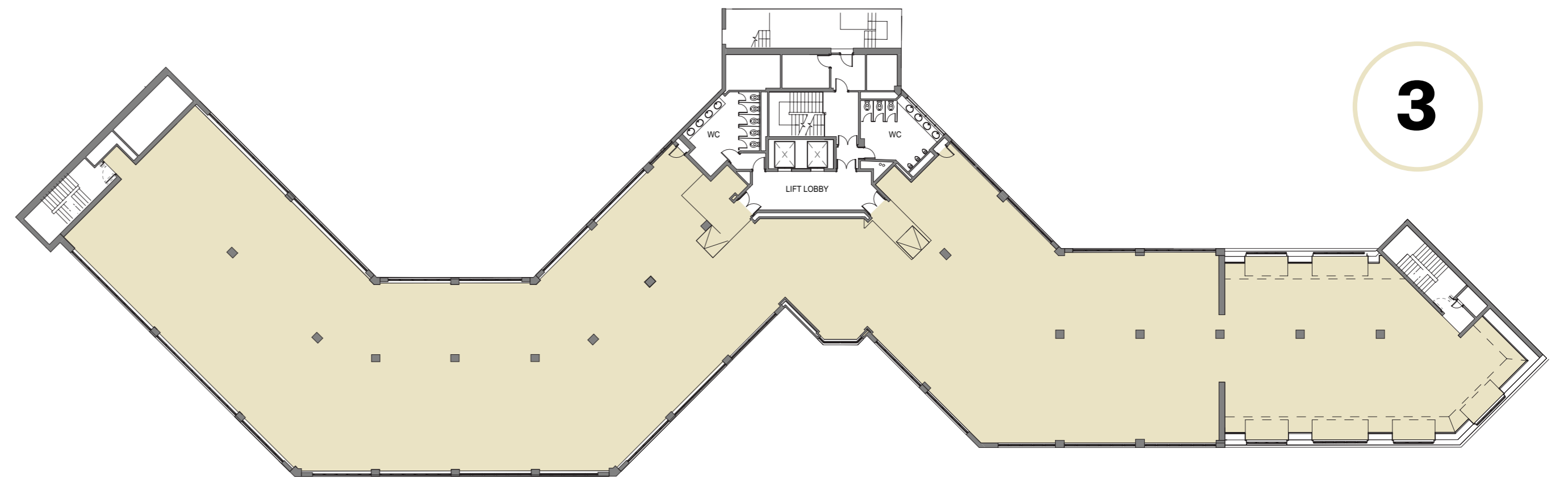
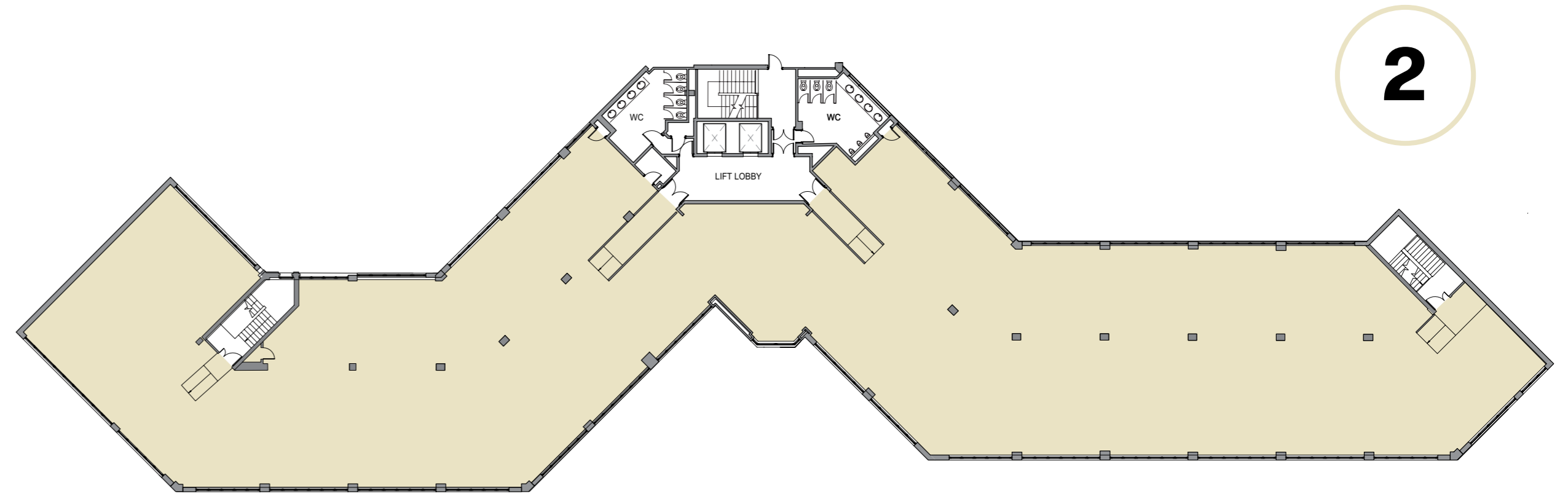
The property is being refurbished to a high standard with a new reception, upgraded entrance and common areas, WCs, showers and cycle racks.

It will provide single floor plates of 12,000 sq ft to 13,000 sq ft with excellent flexibility to suit occupiers needs from 5,500 sq ft.

## FLOOR AREAS

The offices provide large single floors and can be split to suit requirements from 5,500 sq ft.

Floor	sq ft	sq m
Fourth		Let
Third (All electric)	13,093	1,216.3
Second (All electric)	11,964	1,111.4
First		Let
Ground		Let
<b>Total</b>	<b>25,057</b>	<b>2,327.7</b>





CGI of a typical floor.

# SPECIFICATION



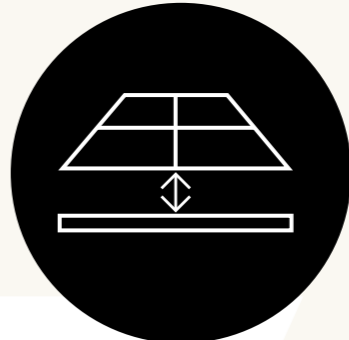
VRV air conditioning



Targeting EPC-B



LED lighting



Raised Floors



2 x 12 person passenger lifts



Male and Female WCs on all floors



50 car spaces (1:500 sq ft)



Shower



Secure cycle racks

# LOCATED IN THE TOWN CENTRE WITH ALL AMENITIES ON THE DOORSTEP

There is direct access into the Ashley shopping centre from Global House where retailers include; Waitrose, M&S, Next, JD Sports, Primark, Sports Direct.

There are numerous restaurants, coffee shops and pubs as well as Travelodge, Premier Inn, Gyms, Theatre and Cinemas all close by.

Epsom is also home to the University for Creative Arts and one of the world's oldest and most famous horse races, the Epsom Derby.



# LOCAL AMENITIES



## RESTAURANTS, CAFÉS & PUBS

- 1 Scicily
- 2 Koza
- 3 Biba
- 4 Marquis of Gramby
- 5 JD Wetherspoon
- 6 Caffé Nero
- 7 Cappadocia
- 8 Gail's
- 9 Starbucks
- 10 Pret
- 11 Coffee #1
- 12 Nando's
- 13 Bet at One
- 14 Greggs
- 15 McDonald's
- 16 Taco Bell
- 17 Ask Italian
- 18 Subway
- 19 Caballo Lounge
- 20 Wagamama
- 21 The Faraday
- 22 Costa
- 23 Rocksalt

## SUPERMARKETS & FOOD STORES

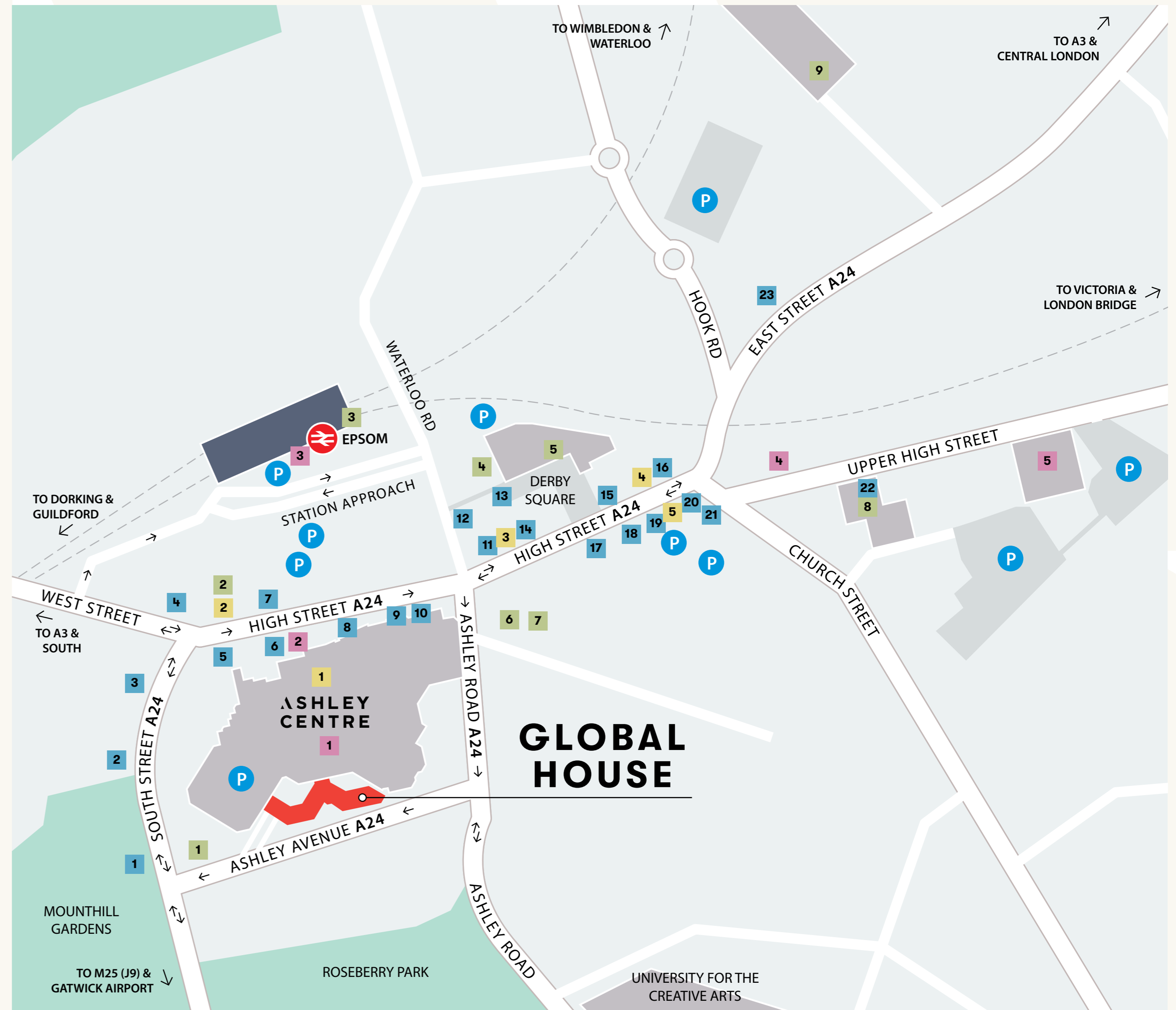
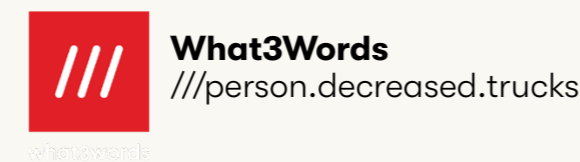
- 1 Waitrose
- 2 Marks & Spencer
- 3 Tesco Express
- 4 Co-op
- 5 Lidl

## SHOPS

- 1 **Ashley Centre**
  - Accessorize
  - Boots
  - Card Factory
  - Claire's
  - Holland & Barrett
  - JD
  - Monsoon
  - Next
  - Oliver Bonas
  - Pandora
  - Primark (opening soon)
  - Sports Direct
  - WH Smith
- 2 TK Maxx
- 3 Waterstones
- 4 Specsavers
- 5 Ryman

## HOTELS & LEISURE

- 1 Epsom Playhouse
- 2 Pure Gym
- 3 Travelodge
- 4 Anytime Fitness
- 5 Epsom Picturehouse
- 6 The Rigg Gym
- 7 Premier Inn
- 8 Odeon Luxe
- 9 Rainbow Leisure Centre



# TRAVEL

Only 15 miles from central London, Global House is well connected for the motorway network and public transport. Epsom station is within a 5 minute walk of Global House with direct trains to Waterloo, Victoria, London Bridge and surrounding towns.

Gatwick and Heathrow airports are within easy access.



### BY RAIL

From Epsom to:	Minutes
Sutton	8
Leatherhead	8
Dorking	16
Wimbledon	19
West Croydon	24



### BY ROAD

From Global House to:	Miles
M25 (Junction 9)	4
A3	5
Central London	17
Gatwick Airport	20
Heathrow Airport	23

From Epsom to:	Minutes
Clapham Junction	26
Guildford	34
Waterloo	36
Victoria	42
London Bridge	43



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## VIEWING

For further information or to arrange a viewing please contact the joint sole agents.



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