

SUITE 2, KINGS SHADE WALK
HIGH STREET, EPSOM
SURREY
KT19 8AU



First Floor office suite of 2,777 sq ft Available To Let



For further information please contact:

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Clare Lane

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LOCATION

Epsom is appx 15 miles southwest of central London on the A24 which links to the A3 and M25(J9) both appx 5 miles.

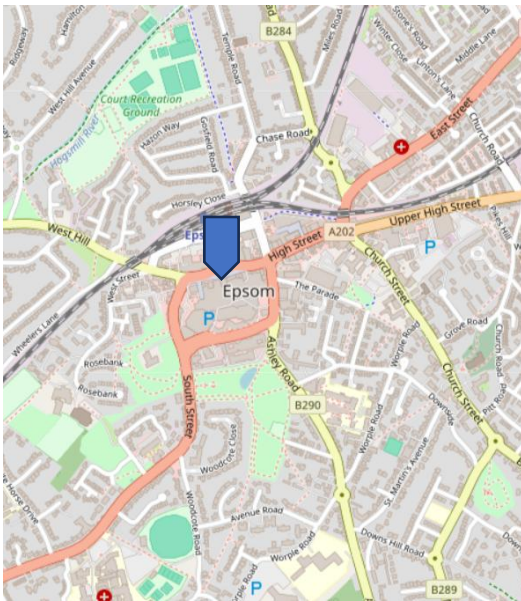
The station is appx 500m and provides fast and frequent services to Waterloo, Victoria and London Bridge with travel times from 36 mins.

The property is situated in the town centre off the market square, amongst all the amenities including the Ashley Shopping Centre numerous coffee shops, restaurants, pubs, Premier inn, Travelodge, Gyms.

DESCRIPTION

A first floor office suite with direct access from the high street via a large entrance lobby with lift.

The space provides a mix of meeting rooms, private offices and open plan space with Kitchenette and its own WC facilities.



Floor	Sq Ft	SQ M
First Floor	2,777	257.98

SPECIFICATION

- Comfort Cooling
- Suspended Ceilings
- Recessed Lighting
- Perimeter Trunking
- Parking via agreement within Ashley Shopping Centre
- Lift
- Kitchen
- Male & Female WCs
- 2 Private Offices
- Meeting Room

PRICE

Rent on application.

SERVICE CHARGE

Upon Application.

BUSINESS RATES

Upon Application.

TERMS / RENT

New flexible leases direct from the Landlord for a term to be agreed.

EPC CERTIFICATE

C

LEGAL COSTS

Each party to be responsible for their own legal and other costs associated with the transaction

VIEWING

Strictly by appointment through the joint letting agents Bray Fox Smith & Avison Young.

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