



Ref 7087

Viewing strictly by appointment
with the sole agents as above

A1 Longmead Business Centre
Blenheim Road
Epsom
Surrey
KT19 9QQ

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Approx 571 sq m (6,142 sq ft) GIA



TO BE FULLY REFURBISHED IN SPRING 2019
CLOSE TO A24, A3 & J9 OF THE M25

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

COMMUNICATIONS

• Epsom Town Centre	0.5 miles
• J9, M25	4.0 miles
• A24 Dorking Road	0.5 miles
• Gatwick Airport	18.0 miles
• Heathrow Airport	22.0 miles
• Epsom Railway	approx 10 minute walk

Nearby occupiers include Screwfix, Storage King, Graham Plumbing & Heating and Benchmarx Kitchens & Joinery.

DESCRIPTION

Unit A1 is a warehouse/business unit of steel portal frame construction with 15 private car parking spaces. The unit will be fully refurbished in Spring 2019.

ACCOMMODATION

	sq m	sq ft
Warehouse	464	4,995
First Floor Offices	107	1,147
Total	571	6,142

Note: All measurements are approximate gross internal, measured in accordance with RICS Code of Measuring Practice.

AMENITIES

Warehouse

- Three phase electricity
- Sodium lighting
- Roof lights
- Clear eaves height 6m
- Sectional up and over doors
- Loading door 3.6m w x 4.9m h
- 15 Car parking spaces

Office

- Suspended ceilings
- Cat II lighting
- GFCH
- Carpeting
- Double glazing

TERMS

The property is available on a full repairing and insuring lease for a term to be agreed.

RENT

£14.50 psf exclusive plus VAT at the prevailing rate.

RATES

Rateable value £53,500.
Current rates payable £26,590 (01.04.2018 – 31.03.2019).

SERVICE CHARGE

£0.56 psf for the service charge year to 30.09.2019.

INSURANCE

£0.22 psf for the year to 27.11.2019.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred within this transaction



Compiled February 2019

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