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TO LET

**Unit 22 and 23, Nonsuch Industrial Estate, Kiln Lane, Epsom, Surrey, KT17 1DH
INDUSTRIAL AND WAREHOUSE UNITS BEING REFURBISHED
2,093 - 4186 SQ FT (194.44-389 SQ M)**

DESCRIPTION

The property is a mid terrace unit with forecourt for parking and loading and provides clear open space.

The estate has a number of trade operators including: Topps Tiles, Toolstation, The Tyre Store, Norden Heating and plumbing, Boyden Tiles.

LOCATION

Epsom is located appx 15 miles south west of central London.

The estate is just off the A24 which provides fast access to the M25 J9 5 miles and the A3 at Tolworth 4 miles.

The town centre is appx 1 mile with all its amenities including Ashley Shopping centre, restaurants, coffee shops, gyms, hotels. The mainline station provides regular direct services to Waterloo and Victoria.

Kiln Lane provides a mix of retail, car showrooms and industrial/warehouse, occupiers include: Sainsburys, Halfords, Wickes, Mercedes, Peugeot, Nissan.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 22	2,093	194.44
Unit 23	2,093	194.44
TOTAL	4186	388.88

AMENITIES

- 4.5m eaves
- 5-6 car spaces per unit
- 3 phase electricity
- Gas
- Concertina loading door.
- 2 WCs

RENT

Upon application.

TENURE

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

RATES

The rateable value from the VO web site from 1.4.26 is:

Unit 22 £36,750

Unit 23 £37,250

Interested parties should make their own enquiries of the local authority for rates payable.

VAT

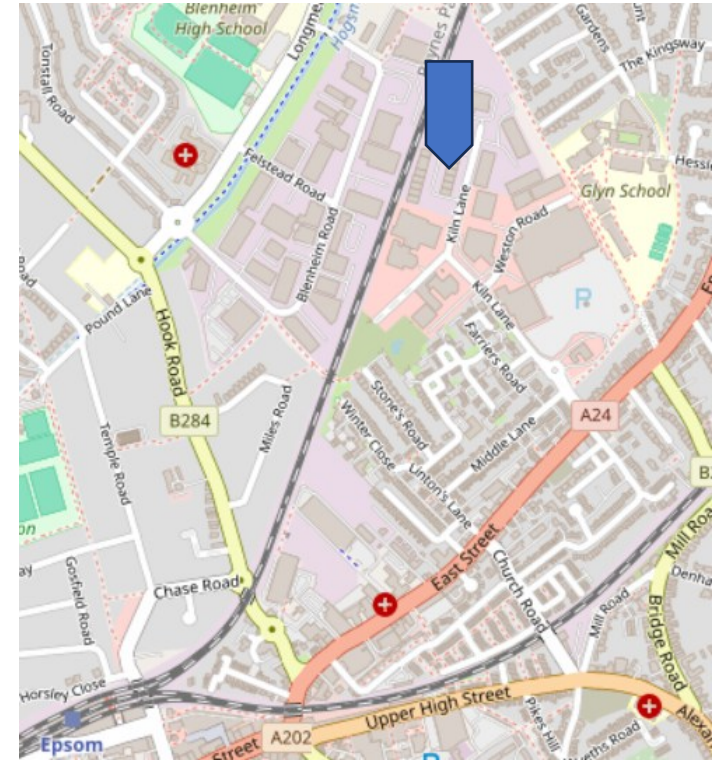
VAT will be chargeable on the terms quoted.

LEGAL COSTS

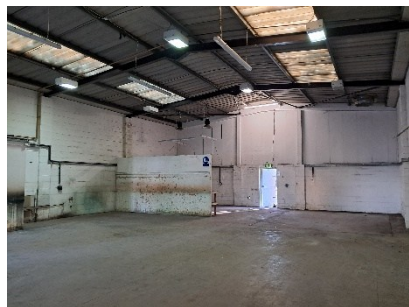
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



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