

FIRST QUARTER
1Q

EPSOM, SURREY KT19 9QN

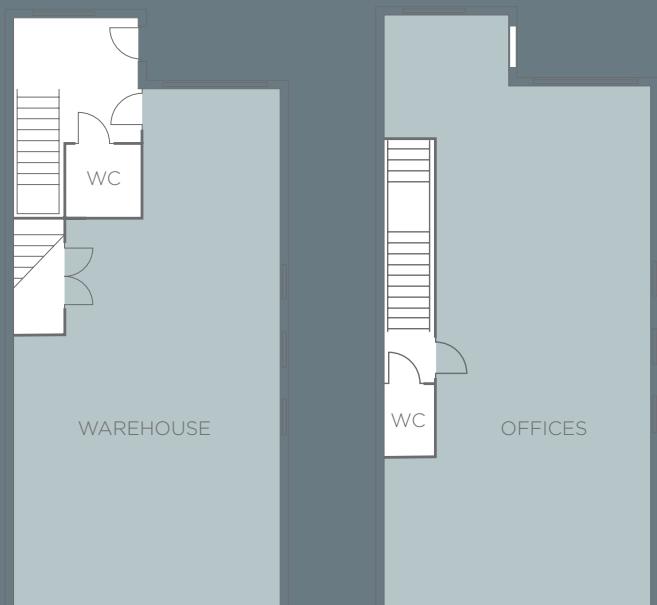
**MODERN HIGH QUALITY
FLEXIBLE BUSINESS UNITS
TO LET**

firstquarterepsom.com

**A development of
modern 2 storey business
units offering a mix of
high quality offices and
warehouse business space**

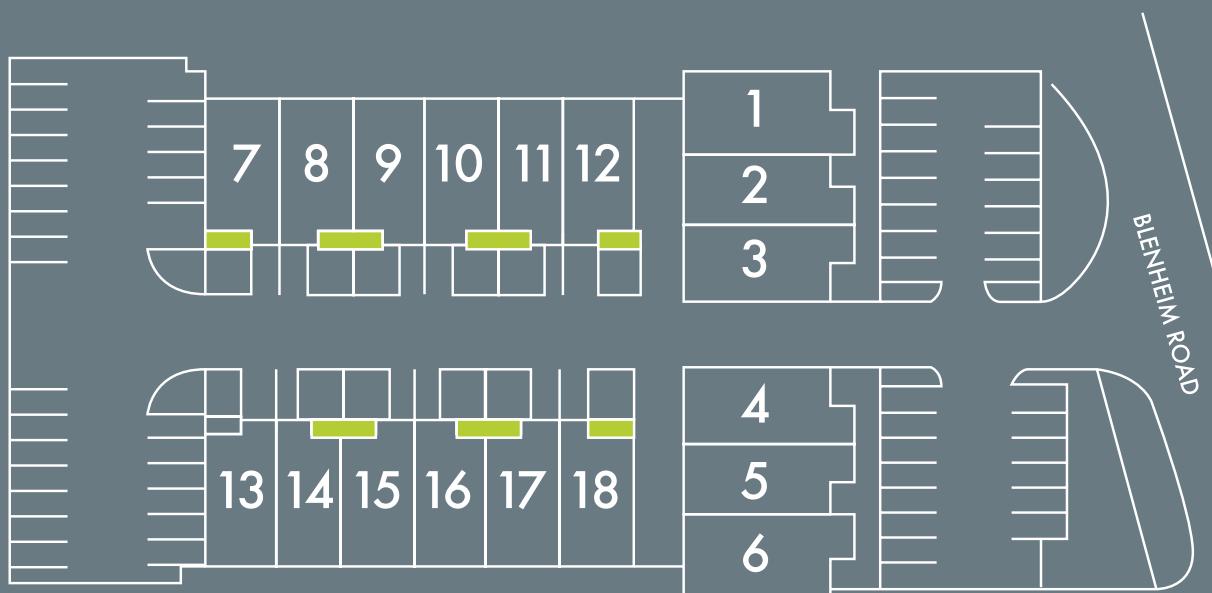
First Quarter is less than half a mile from Epsom Town Centre and is situated on Blenheim Road in the Longmead Estate, Epsom's premier business location.

Epsom is ideally situated for access to the M25, the A3, central London, Heathrow and Gatwick Airports. Epsom Station has a regular service to Waterloo, Victoria and London Bridge.



Typical ground floor plan.

Typical first floor plan.



Description

The accommodation comprises refurbished first floor offices with open plan ground floor warehouse / light industrial space which benefits from the following:

Amenities Warehouse

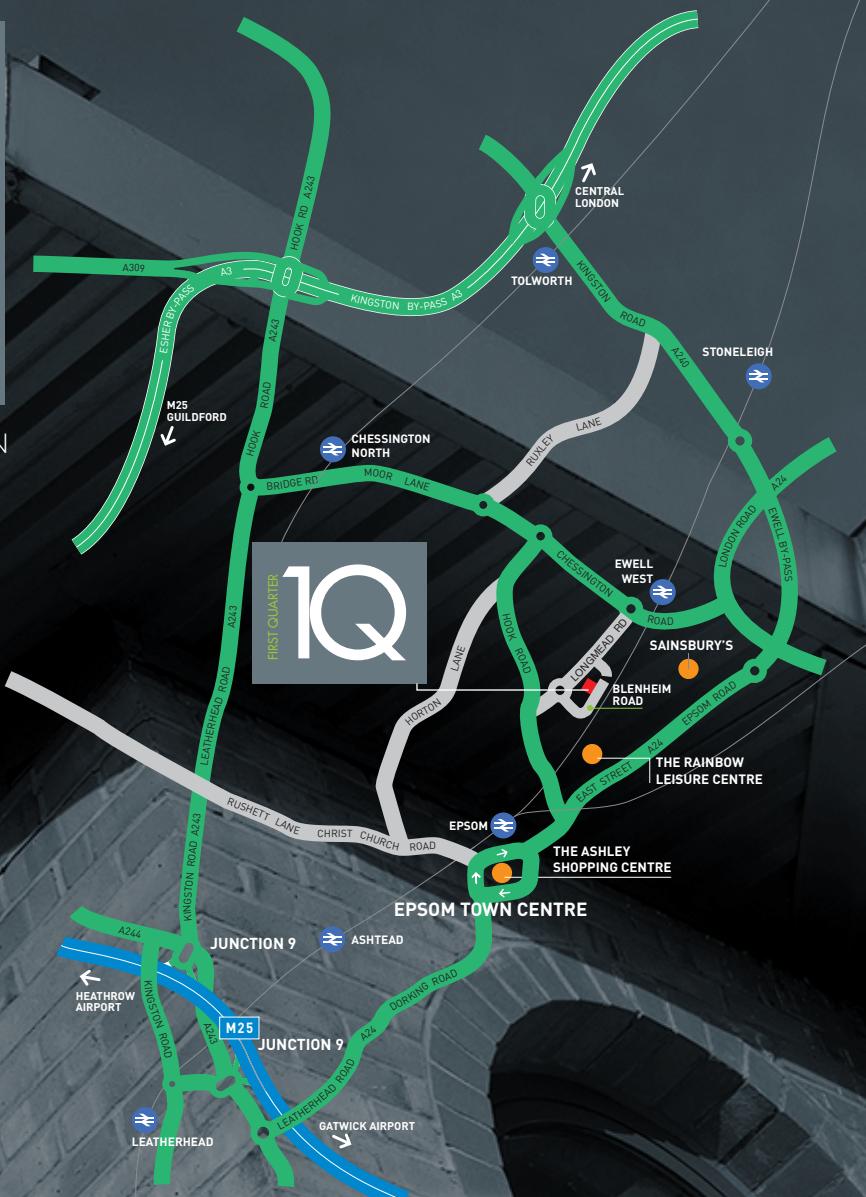
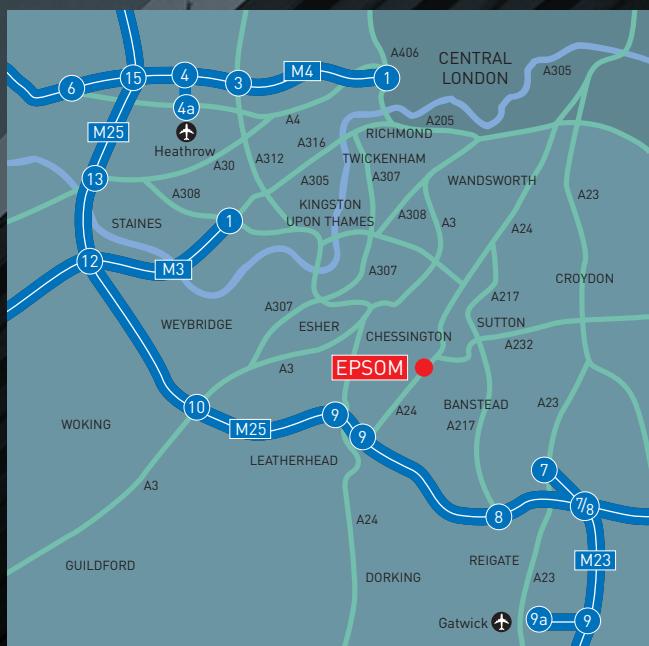
- 3 phase power
- Fluorescent lighting
- Roller shutter loading door
- Gas central heating
- Eaves height of 10' 4" (3.15 m)
- Accessible toilet
- Loading bay

Amenities First Floor Offices

- Fully carpeted
- 3 compartment perimeter trunking
- Suspended ceiling
- Recessed fluorescent lighting
- Ceiling mounted comfort cooling unit
- Gas fired central heating
- Tea station
- Double glazed windows throughout
- Toilet
- On-site parking

FIRST QUARTER 1Q

BLENHEIM ROAD, EPSOM, SURREY KT19 9QN



Good communications to Central London and M25 motorway.

By Road

Ewell West Station	0.8 miles
Epsom Town Centre	0.9 miles
Epsom Station	1.2 miles
A3	4.0 miles
M25 motorway	5.4 miles
Central London	13 miles
Gatwick Airport	19.4 miles
Heathrow Airport	26 miles

By Rail

From Epsom	
Clapham Junction	21 mins
Guildford	29 mins
London Victoria	35 mins
London Waterloo	36 mins
London Bridge	44 mins
From Ewell West	
Wimbledon	15 mins
London Waterloo	33 mins

TERMS

New full repairing and insuring leases are available for terms to be agreed.

VIEWING

Strictly by appointment through the joint agents.

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FIRST QUARTER, EPSOM, SURREY, KT19 9QN

www.firstquartermayepsom.com

We are instructed to market four modern office, production / storage units.

The units comprise modern 2 storey business units offering a mix of high quality comfort cooled offices to the first floor and warehouse business space to the ground floor. Facilities include car parking, three phase power, roller shutter loading door, gas central heating and an eaves height of 10' 4".

We now have the following units available on new full repairing and insuring leases for terms to be agreed.

UNIT	SQ FT	SQ M	RENT PSF	CAR PARKING	RATES PAYABLE	EPC	STATUS
2	1,774	164.8	£22.50	5	£17,569.50	B30	Available Now
4	1,682	156.2	£23.00	TBC	£14,475.50	B30	Available Now
7	1,494	138.8	£23.00	TBC	£13,260.00	B29	Available Now
18	1,498	139.2	£23.00	4	£13,039.00	B29	Available Now

For further information or to arrange a viewing, please do not hesitate to contact us:

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Or our joint agents Cattaneo Commercial on 020 8546 2166