

NONSUCH INDUSTRIAL ESTATE

UNITS 22 & 23


Kiln Lane | Epsom | KT17 1DH




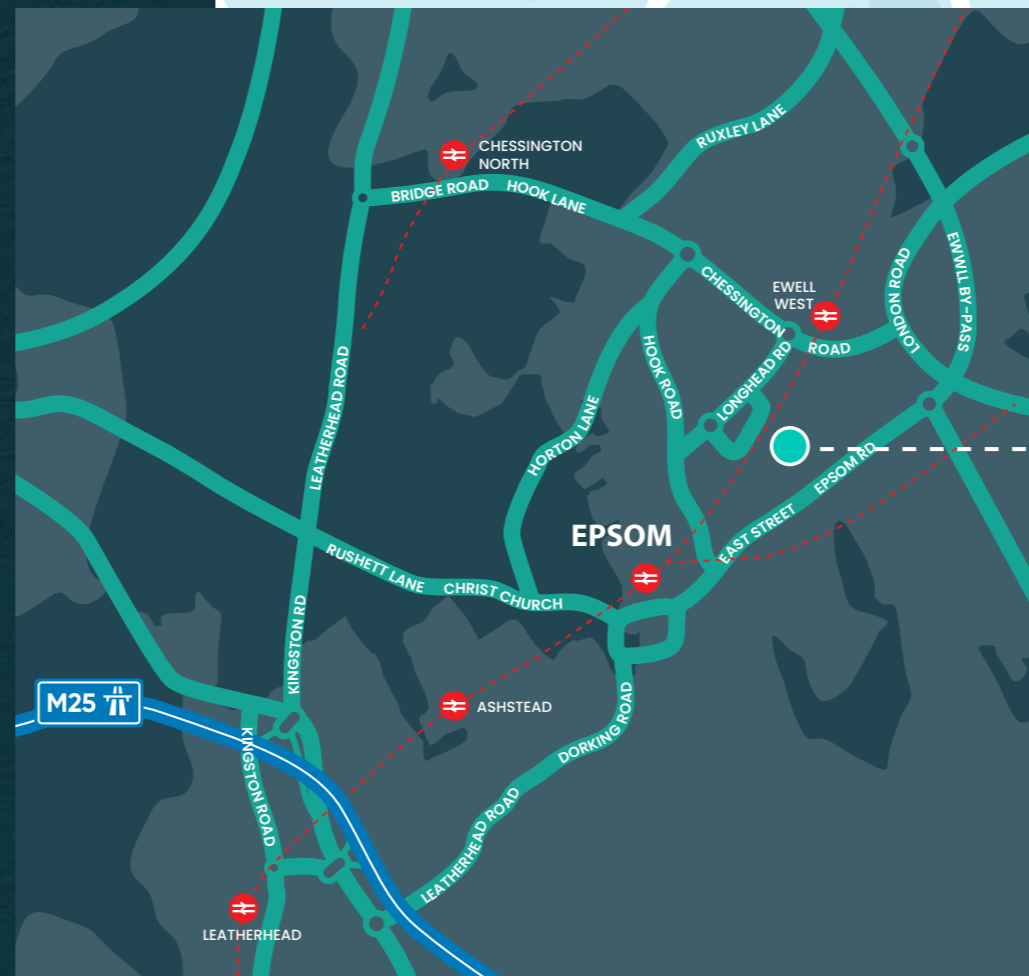
INDUSTRIAL WAREHOUSES TO LET
2,093-4,186 SQ FT

LOCATION

Epsom is located 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 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.

 BY ROAD	MILES
Epsom Train Station	1
M25 (J9)	5
Guildford	22
London	15

 AIRPORT	MILES
Gatwick	19
Heathrow	26
London City	22



UNITS 22 & 23

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.


SPECIFICATION


 4.5 Eaves Height

 Gas Supply

 2 WCs

 5-6 Car Spaces Per Unit

 3-Phase Electricity

 Concertina Loading Door

ACCOMMODATION

(GROSS INTERNAL AREA)

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





FURTHER INFORMATION

NONSUCH INDUSTRIAL ESTATE



RATES

The rateable value from the VO website from 1.4.26 is:

Unit 22 £36,750

Unit 23 £37,250

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

EPC

EPC rating D

VAT

VAT will be chargeable on the terms quoted.

LEGAL

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

INSPECTION

Inspections are by appointment only and can be arranged by contacting a member of the JLL team below.

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JLL statement

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