

EPSOM

Suite 1 Kings Shade Walk,
KT19 8EF



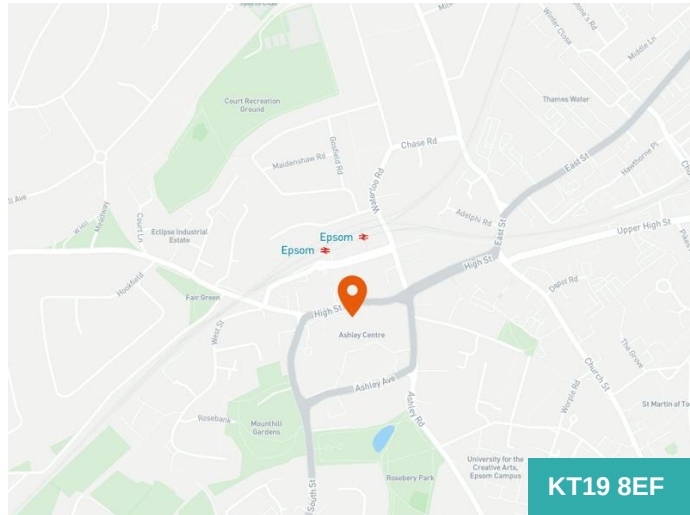
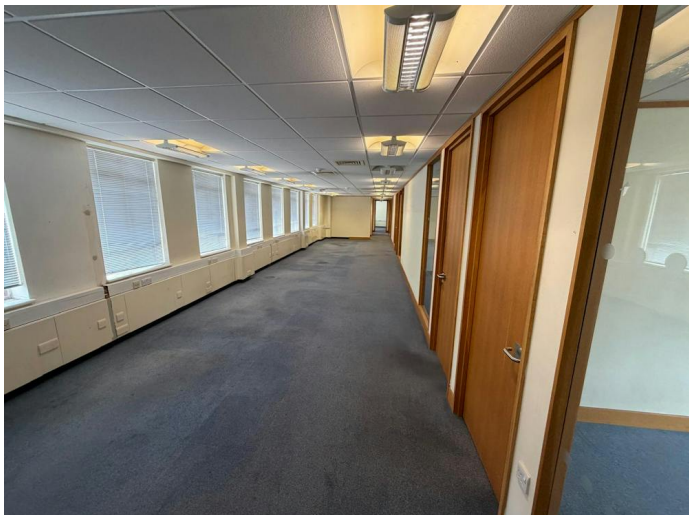
OFFICE TO LET

5,034 SQ FT

- Prominent Epsom town-centre location
- Approximately a 4-minute walk to Epsom railway station
- Excellent access to local shops, restaurants and amenities
- 5,034 sq ft of flexible office accommodation arranged over two floors
- Parking available within the adjacent Ashley Centre car park
- Available by way of assignment of the existing lease or a new lease direct from the landlord
- Passing rent is £84,530 per annum
- Lease benefits from security of tenure under the Landlord and Tenant Act 1954

5,034 sq ft of flexible office accommodation arranged over two floors in central Epsom.

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Summary

Available Size	5,034 sq ft
Passing Rent	£84,530 per annum
Service Charge	£6.28 per sq ft
EPC Rating	D (79)

Description

The premises comprise 5,034 sq ft of flexible office accommodation arranged over the first and second floors. The space provides a mix of open-plan offices, meeting rooms, private offices and breakout areas, with air conditioning, suspended ceilings, perimeter trunking, and kitchen and WC facilities on both floors. The layout offers an efficient working environment with flexibility to suit a range of occupiers.

Location

Epsom is an established Surrey town approximately 15 miles southwest of Central London, benefiting from excellent road connections via the A24, A3 and M25 (J9). The property occupies a prime town centre location close to a wide range of retail, leisure and amenity facilities, and is approximately a 4-minute walk from Epsom railway station, which provides regular services to London Waterloo, Victoria and London Bridge.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,819	261.89	Available
2nd	2,215	205.78	Available
Total	5,034	467.67	

Viewings

Viewings strictly by appointment with the sole agent Vail Williams

Terms

Available on either an assignment of the existing lease or a new lease direct from the landlord, subject to terms. The existing lease expires in 2028 and is currently held at a passing rent of £84,530 per annum exclusive.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Further Information

For further information on the property or details of the lease, please contact Joe Yorke or Mikael Goldsmith.



Joe Yorke
01483 446800
07836 544 564
JYorke@vailwilliams.com



Mikael Goldsmith
07435 829 861
mgoldsmith@vailwilliams.com

vailwilliams.com

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