



WAREHOUSE TO LET

Unit B2 Longmead Business Centre

Kiln Lane, Epsom,
KT19 9QQ

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3,900 sq ft

- Due to be refurbished
- Surface level loading door with canopied loading
- 7.7m minimum eaves
- Kitchenette
- 10 car parking spaces

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Summary

Available Size	3,900 sq ft
Rent	£22.50 per sq ft plus VAT
Rates Payable	£8.38 per sq ft 01.04.2026-31.03.2027
Rateable Value	£65,500
EPC Rating	C (64)

Description

Unit B2 is an industrial/ warehouse building of steel portal frame construction with first floor offices. The unit will be fully refurbished following vacation from the current tenant.

Location

Longmead Business Centre, boasts a prominent location off Blenheim Road, with occupier such as Howdens, City Plumbing, Sartorius UK, Epsom PartsPlus. Local amenities include Sainsburys and within a mile of Epsom town centre and train station, providing services to London Victoria, London Bridge, Horsham, London Waterloo and Guildford.

Specification

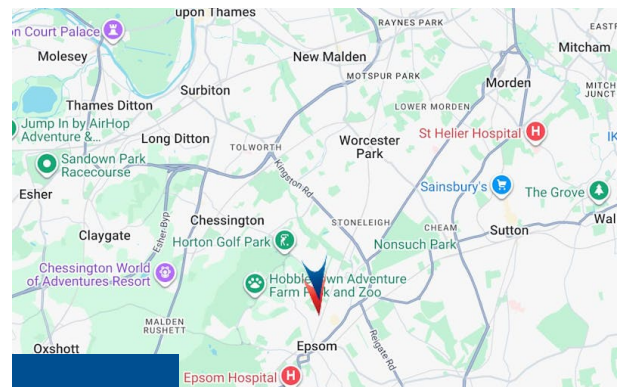
Under refurbishment
Surface level loading door
Canopied loading
7.7m minimum eaves
10 car parking spaces
Kitchenette

Terms

A new lease is available for a term to be agreed.

Anti Money Laundering

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing & Further Information

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