



Unit 22, Nonsuch Industrial Estate, Kiln Lane, Epsom, KT17 1DH

To Let

2,093 sq ft

Industrial Warehouse Unit TO BE REFURBISHED



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Summary

- EPC: D (77)
- Lease: New Lease

Further information

- [View details on our website](#)

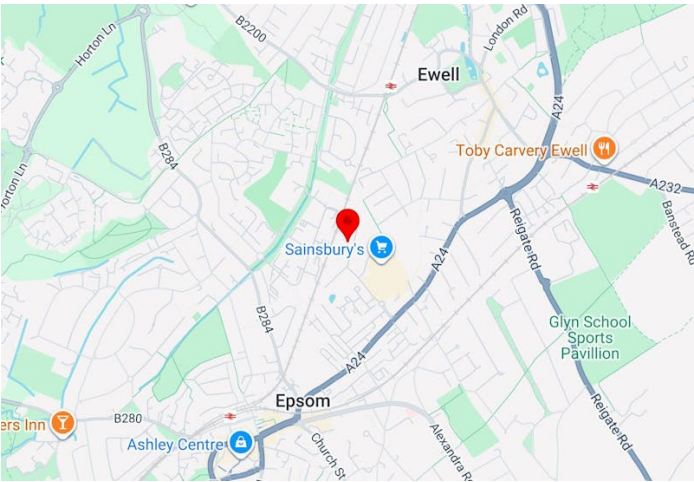
Contact & Viewings



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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 approx 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

Description	sq ft	sq m
Warehouse	2,093	194.45
Total	2,093	194.45



Specifications

- TO BE REFURISHED
- 4.5m eaves
- 5-6 car spaces
- 3 phase electricity
- Gas
- Concertina loading door.
- 2 WCs

Terms

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

Rates

The rateable value is £28,500 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.