

EPSOM GATEWAY

2 Ashley Avenue, Epsom, Surrey

3RD FLOOR 7,659 SQ FT

TO LET





DESCRIPTION

The available accommodation comprises the 3rd floor east wing together with 25 car parking spaces – an excellent town centre ratio of 1 space to 306 sq ft.

The space was subject to a comprehensive refurbishment in 2012 and is available with a high quality fit-out.

- High quality offices
- Town centre location – only a short walk to train station
- High quality fit out available
- 25 car parking spaces in secure undercroft/basement
- Air conditioning with raised floors
- EPC – C (72)

ACCOMMODATION

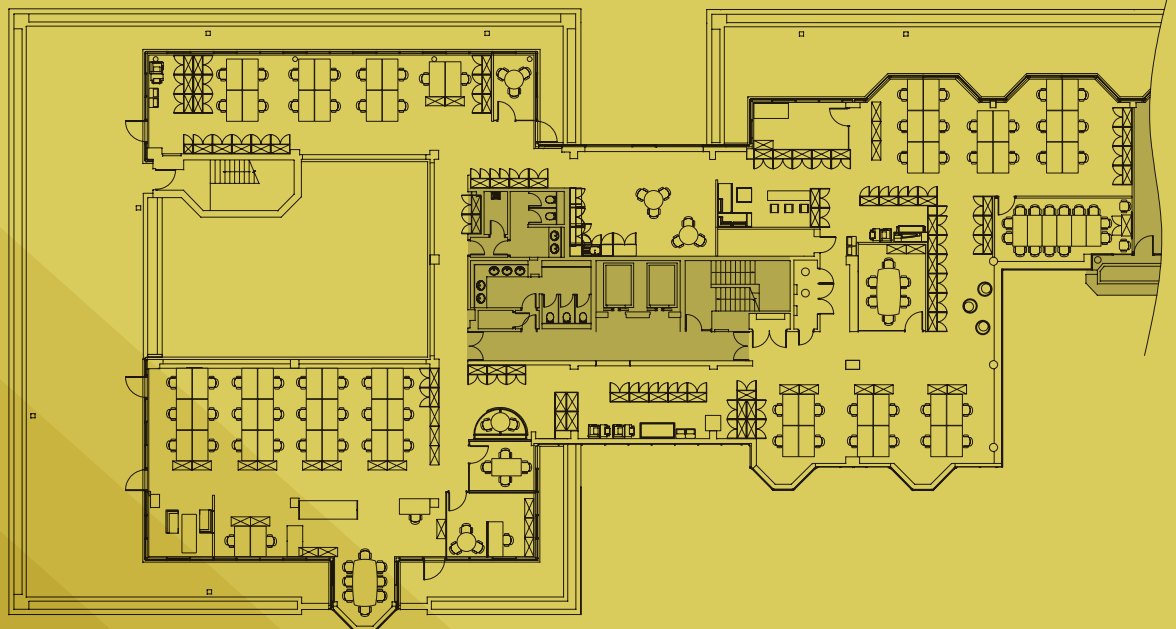
The available accommodation offers fully fitted space with 25 car parking spaces.

Usable floor areas	sq ft	sq m
3rd floor – east wing	7,659	711.52
Total	7,659	711.52





3RD FLOOR





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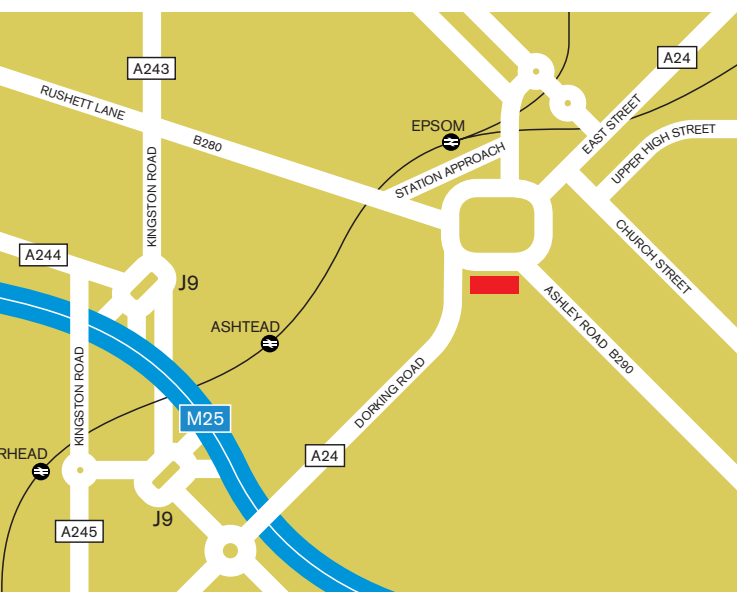
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LOCATION

Epsom Gateway is a prominent HQ office building located in the town centre, only a short walk from both the train station and a wealth of retail and leisure amenities.

Epsom train station serves both London Waterloo & Victoria stations (with fastest journey times of 36 minutes and 39 minutes respectively) and up to 10 trains an hour at peak times. Other services include direct trains to Wimbledon (19 minutes) and Guildford (35 minutes).

Road connections are excellent with J9 of the M25 only 4 miles and the A3 at Tolworth 4.5 miles. Gatwick and Heathrow airports are 20 miles and 25 miles away respectively.



CONNECTIONS

Road	Miles	Rail	Mins
J9	4	London Waterloo	36
A3 Tolworth	4.5	London Victoria	39
Gatwick Airport	20	Wimbledon	19
Heathrow Airport	25	Guildford	35
Central London	19	Gatwick Airport	46

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

The available accommodation comprises the 3rd floor east wing, by way of an assignment or sublease for a term expiring no later than December 2021.

BUSINESS RATES

The whole of the east wing is assessed as a single hereditament. Interested parties should make their own enquiries with Epsom & Ewell Borough Council, 01372 732000.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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