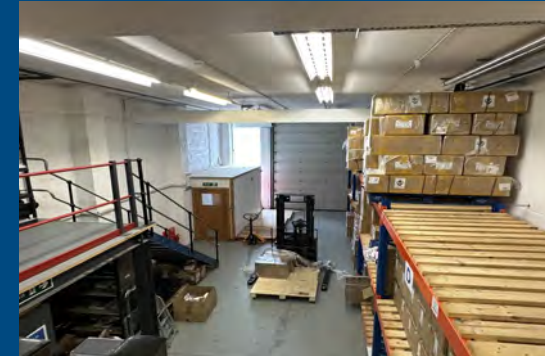
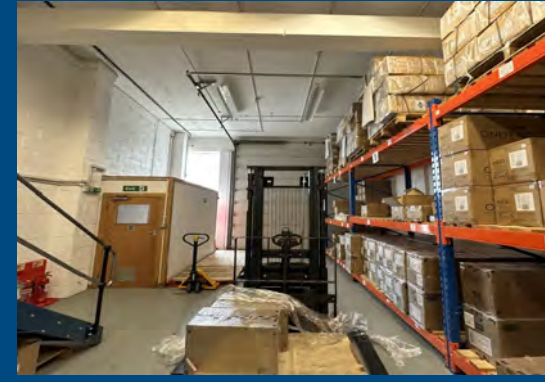


# LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH GOOD QUALITY OFFICES

4,990 SQ FT (463.6 SQ M) APPROX

# TO LET



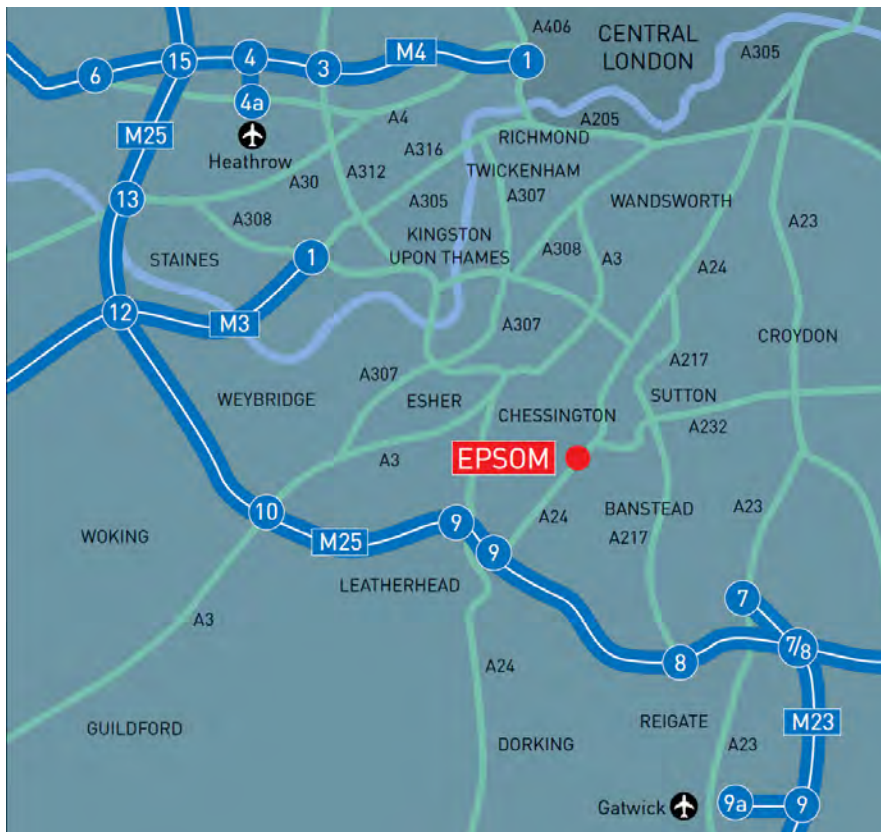
UNIT B, BLENHEIM HOUSE, LONGMEAD BUSINESS PARK, EPSOM, SURREY KT19 9AP



**LOCATION**

The property is located close to the entrance of the Longmead Business Centre, which is within walking distance of Epsom town centre and mainline station. The nearby A24, provides easy access to the M25 (Junction 9) and Central London to the north.

For a map of this location please visit [www.bing.com/maps](http://www.bing.com/maps) and enter KT19 9AP



**COMMUNICATIONS**

Epsom Town Centre	0.7 miles	M25 motorway	5.4 miles
Epsom Station	1 mile	Central London	13 miles
Ewell West Station	0.9 miles	Gatwick Airport	19.4 miles
A3	4 miles	Heathrow Airport	26 miles

**ACCOMMODATION**

The available unit comprises the following approx floor areas:

	<b>Sq Ft</b>	<b>Sq M</b>
2nd Floor Offices	335	31.1
1st Floor Offices	1,855	172.4
Mezzanine Store	945	87.8
Ground Floor Workshop/Store	1,855	172.4
<b>Total</b>	<b>4,990</b>	<b>463.7</b>

**DESCRIPTION**

Unit B comprises a self contained mid terrace 3 storey light industrial/warehouse unit with high quality comfort cooled offices on the 1st & 2nd Floors.

The ground floor is currently used mainly for storage and light assembly and benefits from a large electric roller shutter loading door, there is also a disabled WC. A mezzanine floor has been installed above much of this area providing further useful storage as well as a partitioned clean room with cooling cassette and sink.

A main staircase leads up to the first floor where you have predominantly open plan offices all with good natural light as well as a partitioned meeting room, fitted kitchen and male & female toilets.

A further boardroom/Director's office is situated on the second floor.



Please view link below for a matterport of the building:

<https://my.matterport.com/show/?m=maTWx51kbWZ>

## AMENITIES

### Warehouse/Workshop

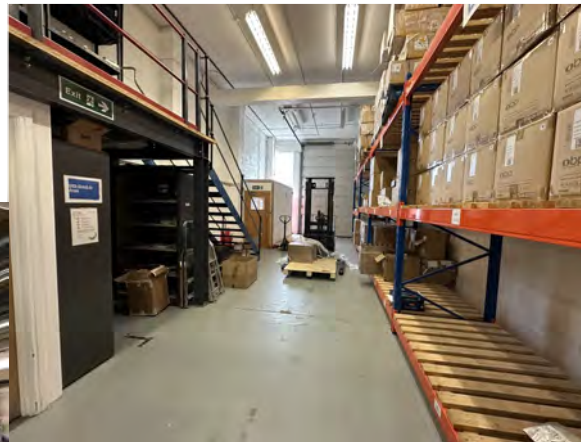
- ◆ 3 Phase Power
- ◆ Electric Shutter Door
- ◆ Disabled WC
- ◆ Fluorescent light
- ◆ Maximum eaves height 16'4" (4.98m)
- ◆ Minimum eaves height 7'3" (2.21 m)  
(beneath mezzanine)
- ◆ 4 On Site Parking Bays

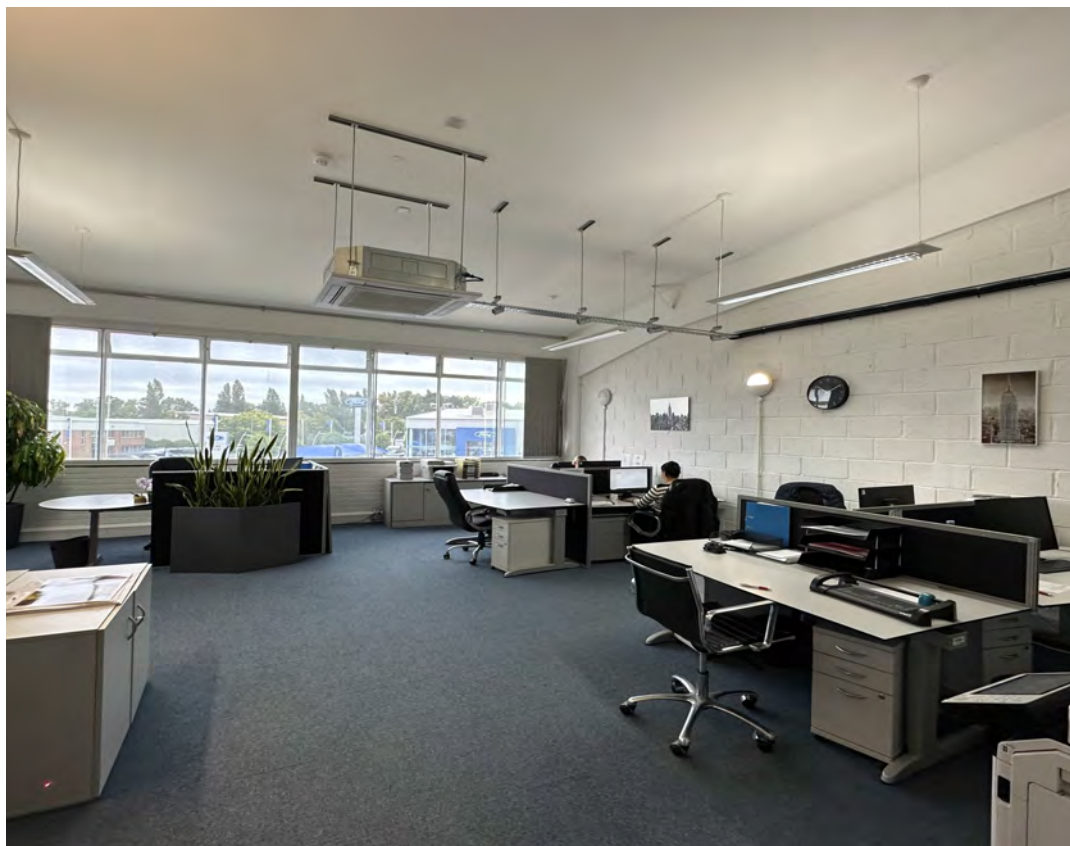
### Mezzanine Floor

- ◆ Clean room with cooling/heating cassette and sink

### Offices

- ◆ Suspended LED Lights
- ◆ Fully carpeted
- ◆ Suspended heating/cooling cassettes
- ◆ Perimeter trunking
- ◆ Secondary glazing
- ◆ Good natural light
- ◆ Kitchen





### TENURE

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

### RENT

£49,900 per annum exclusive.

### BUSINESS RATES

The Unit has a Rateable Value of £35,250

With Rates Payable for y/e April '25 £17,589.75 (24/25)

(We would strongly advise you verify these figures with Epsom Borough Council in due course.)

### ESTATE CHARGE

£1,020 per annum

### VAT

The premises are elected for VAT

### EPC

Rating C (58)



For further information or to arrange an inspection please contact:

ANDREW ARMIGER

020 8481 4741

07973 207 424

andy@cattaneo-commercial.co.uk

TIM WILKINSON

020 8481 4745

07973 302 814

tim@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL LTD

19-23 High Street

Kingston upon Thames

Surrey KT1 1LL

www.cattaneo-commercial.co.uk



Consumer Protection from Unfair Trading Regulations 2008

Cattaneo Commercial for themselves and for the vendors of this property whose agents they give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.