

The logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange trapezoidal shape that tapers to the right.

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TO LET

INDUSTRIAL AND WAREHOUSE – 9,713 SQ FT (902.34 SQ M)

**Unit A Blenheim Trade Centre, Longmead Industrial Estate, Blenheim Road, Epsom,
Surrey, KT19 9XX**

DESCRIPTION

The property is an end of terrace industrial/warehouse building, fully refurbished and providing good clear space with the benefit of a large yard and parking.

LOCATION

Epsom is located approximately 15 miles southwest of central London on the A24 which provides fast access to the M25 (J9) approximately 5 miles and the A3 at Tolworth at approximately 4 miles.

Longmead Industrial Estate is an established estate with numerous trade occupiers including Howdens, City Plumbing, Screwfix and Wolseley Plumbing Centre.

It is situated 0.9 miles from Epsom town Centre with all its amenities and the mainline station which provides direct services to London Waterloo and London Victoria, travel time approximately 45 mins.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse unit	9,713	902.34

AMENITIES / OPPORTUNITY

- Eaves - 6.5m
- 9m ridge
- 4.5m loading door
- 17m deep yard
- LED lighting
- 3-phase power
- Refurbished
- 15 parking spaces (approx)

RENT

£155,000 per annum exclusive.

TENURE

The property is available to let on a new FRI lease direct from the landlord.

RATES

The current Rateable Value of the property is £135,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



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