

Our Ref: AA/1Q

SUBJECT TO CONTRACT

DATE AS POSTMARK

Dear Sir/Madam,

FIRST QUARTER, EPSOM, SURREY, KT19 9QN

www.firstquarterepsom.com

Please find attached the details of these modern office, production/storage units which we have been instructed to market and now have three units available of 1,774 sq ft, 1,498 sq ft and 1,494 sq ft.

The units comprise modern 2 storey business units offering a mix of high quality comfort cooled offices to the first floor and warehouse business space to the ground floor. Facilities include car parking, three phase power, roller shutter loading door, gas central heating and an eaves height of 10' 4".

As a result of the recent Letting of Units 13 and 8, we now have the following units available on new full repairing and insuring leases for terms to be agreed.

UNIT	SQ FT	SQ M	RENT PA	CAR PARKING	RATES PAYABLE (26/27)	STATUS
2	1,774	164.8	£42,576	5	£17,172	Available Now
7	1,494	138.8	£35,856	4	£12,960	Available Now
18	1,498	139.2	£35,952	4	£12,744	Available Now

Energy Performance ratings: Unit 2 – B (30)

Unit 7 – D(89)

Unit 18 – B(29)

For further information or specifications please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8546 2166 or our joint agents Ryan.

Yours faithfully,

CATTANEO COMMERCIAL

Enc

FIRST QUARTER
1Q

EPSOM, SURREY KT19 9QN

**MODERN HIGH QUALITY
FLEXIBLE BUSINESS UNITS
TO LET**

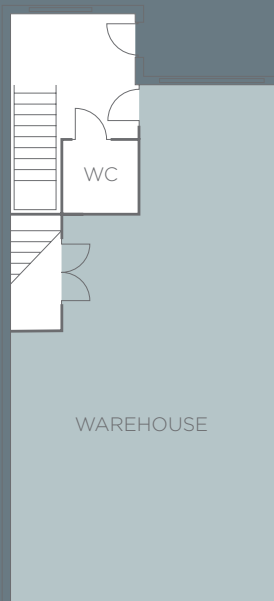
firstquarterepsom.com

FIRST QUARTER 1Q

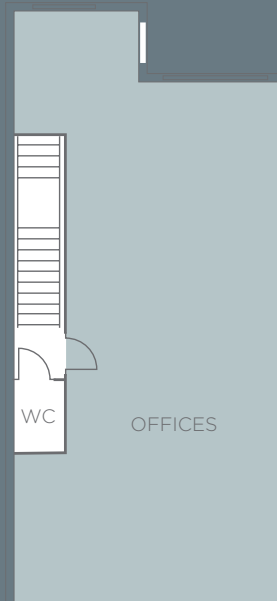
A development of modern 2 storey business units offering a mix of high quality offices and warehouse business space

First Quarter is less than half a mile from Epsom Town Centre and is situated on Blenheim Road in the Longmead Estate, Epsom's premier business location.

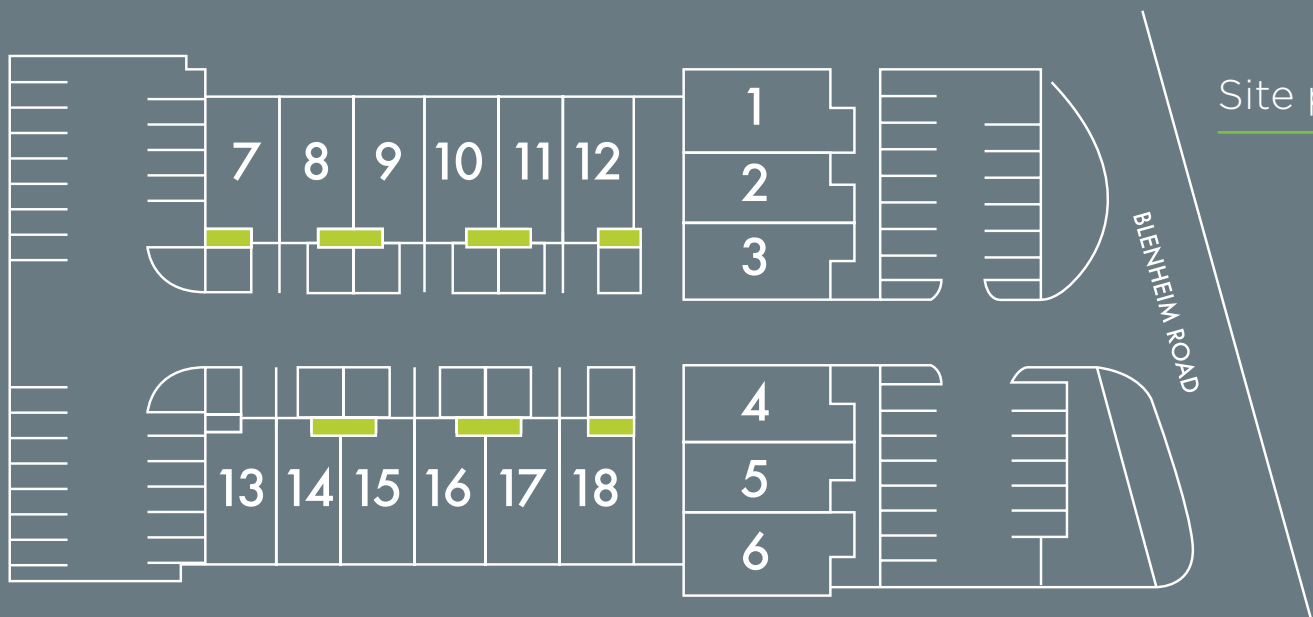
Epsom is ideally situated for access to the M25, the A3, central London, Heathrow and Gatwick Airports. Epsom Station has a regular service to Waterloo, Victoria and London Bridge.



Typical ground floor plan.



Typical first floor plan.



Site plan

Description

The accommodation comprises refurbished first floor offices with open plan ground floor warehouse / light industrial space which benefits from the following:

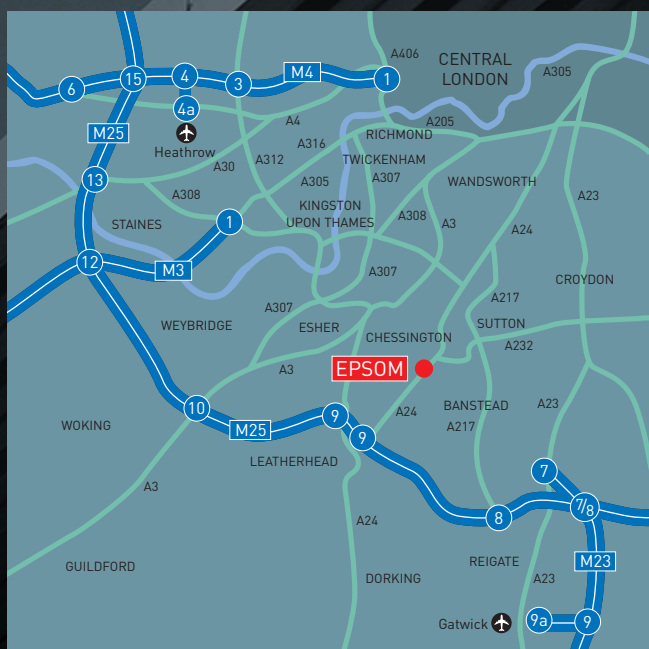
Amenities Warehouse

- 3 phase power
- Fluorescent lighting
- Roller shutter loading door
- Gas central heating
- Eaves height of 10' 4" (3.15 m)
- Accessible toilet
- Loading bay

Amenities First Floor Offices

- Fully carpeted
- 3 compartment perimeter trunking
- Suspended ceiling
- Recessed fluorescent lighting
- Ceiling mounted comfort cooling unit
- Gas fired central heating
- Tea station
- Double glazed windows throughout
- Toilet
- On-site parking

BLENHEIM ROAD, EPSOM, SURREY KT19 9QN



By Road

Ewell West Station	0.8 miles
Epsom Town Centre	0.9 miles
Epsom Station	1.2 miles
A3	4.0 miles
M25 motorway	5.4 miles
Central London	13 miles
Gatwick Airport	19.4 miles
Heathrow Airport	26 miles

By Rail

From Epsom

Clapham Junction	21 mins
Guildford	29 mins
London Victoria	35 mins
London Waterloo	36 mins
London Bridge	44 mins

Wimbledon	15 mins
London Waterloo	33 mins

TERMS

New full repairing and insuring leases are available for terms to be agreed.

VIEWING

Strictly by appointment through the joint agents.

firstquarterepsom.com

Disclaimer: Ryan and Cattaneo Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particular lot set out as a general outline only for the purposes of intending purchasers' leases and do not constitute part of an offer or contract, (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of the property, (iii) no person in the employment of Ryan and Cattaneo Commercial has the authority to make or give any representation or warranty whatever in relation to the property. Compiled March 2024.

Andrew Armiger

andy@cattaneo-commercial.co.uk
07973 207 424

Tim Wilkinson

tim@cattaneo-commercial.co.uk
07973 302 814

Robert Bradley-Smith

robert.bradley-smith@ryan.com
07469 854 799

