



Ref 7176

Unit 2 Longmead Industrial Estate  
Blenheim Road  
Epsom  
Surrey

Viewing strictly by appointment  
with the sole agents as above

## **TO LET**

# **INDUSTRIAL/WAREHOUSE UNIT**

## **Approx 1,338 sq m (14,400 sq ft) GIA**

## **WITH LARGE YARD**



**CLOSE TO A24, A3 & J9 OF THE M25**

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## COMMUNICATIONS

- Epsom Town Centre 0.5 miles
- J9, M25 4.0 miles
- A24 Dorking Road 0.5 miles
- Gatwick Airport 18.0 miles
- Heathrow Airport 22.0 miles
- Epsom Railway approx 10 minute walk

Nearby occupiers include Screwfix, Storage King, Graham Plumbing & Heating and Benchmarx Kitchens & Joinery.

## DESCRIPTION

Unit 2 is an industrial / warehouse building of steel portal frame construction with first floor offices which also benefits from two electric surface level loading doors and a ;large yard.

## ACCOMMODATION

	sq m	sq ft
Warehouse	1,121	12,068
First Floor Offices	217	2,332
<b>Total</b>	<b>1,338</b>	<b>14,400</b>

Note: All measurements are approximate gross internal, measured in accordance with RICS Code of Measuring Practice.

## AMENITIES

### Warehouse

- Three phase electricity
- Gas heating
- Sodium and fluorescent lighting
- Roof lights
- 6.48m min eaves height
- 2 Loading doors 4.2m w x 4.5m h
- Large yard

### Office

- Suspended ceiling
- Cat II and LED lighting
- GFCH
- Comfort cooling

### General

- 33 private car parking spaces.

## TERMS

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

## RENT

£12.00 psf exclusive plus VAT.

## RATES

To be reassessed.

## SERVICE CHARGE

A service charge will be levied by the landlord.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred within this transaction.



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