

TO LET

Global House, Ashley Avenue, Epsom, Surrey, KT18 5AD



Building Description

Global House is a high quality, headquarters office comprising 55,000 sq ft of office accommodation. The building was constructed in the 1980s and underwent substantial refurbishment in 2010.

The available office accommodation is the whole of the Third Floor and Part Ground Floor, which are available as a whole or in isolation.

Terms

- + New sub-lease expiring 25th February 2024.
- + Immediately available

Amenities

- + Full Access Raised Floors
- + Suspended Ceilings
- + LED Lighting
- + Air Conditioning
- + Male and female WCs at each level
- + Fitted space including meeting rooms & kitchen
- + 2 Passenger Lifts
- + 34 car spaces across both floors

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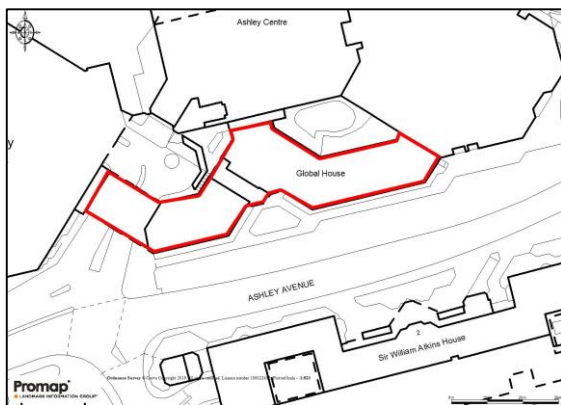


Location

Global House occupies a prime position in the heart of Epsom's primary office area. The prominent town centre location of the building has direct, covered access into the Ashley Centre and the town's prime shopping area. This includes a wide range of retail outlets, restaurants and pubs, as well as the Virgin Active Health Club and Rainbow Leisure Centre.

Epsom is located just 16 miles from Central London. Road communications are excellent being situated just 3 miles to the north east of the M25 and 5 miles south west of the A3.

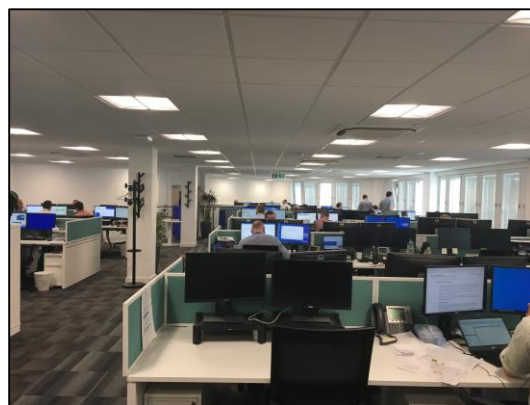
The town has strong rail communications with direct services to London Waterloo, London Victoria and London Bridge stations.



Availability

Level	Sq ft	Rent (pa)
3 rd Floor	13,095	£266,704
Part Gnd	5,410	£135,250
TOTAL	18,503	£401,954

Business Rates	£6.55 psf
Service Charge	TBC



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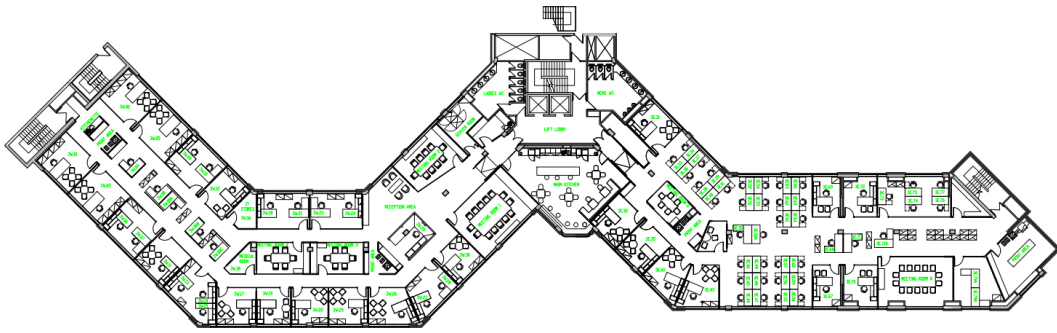
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Floor Plans

3rd floor



Ground floor

