

Horizon  
28 Upper High Street  
Epsom  
Surrey  
KT17 4QJ

Modern Purpose Built Office

5,000 - 20,000 sq ft  
(464.5 - 1,858 sq m)

**To Let**

**making property work**

To be  
Refurbished  
to Top  
Specification

**STILES  
HAROLD  
WILLIAMS**  
01372 818181  
[www.shw.co.uk](http://www.shw.co.uk)

## Location

Epsom is approximately 20 miles south-west of Central London and within 4 miles of the M25 (Junction 9) and 5 miles of the A3 at Tolworth.

The mainline station is approximately 700m and provides a fast and frequent service direct to London Victoria and Waterloo, approximate travel time, 35 minutes.

The property is in a prominent position in the town centre close to all amenities including the Ashley Shopping Centre, Pure Gym, The Rainbow Leisure Centre, numerous restaurants, pubs and coffee shops.

## Accommodation

The property has the following approx. net internal floor areas

	sq ft	sq m
Third Floor	2,343	217.67
Second Floor	5,257	488.38
First Floor	5,300	492.38
Ground Floor	5,022	466.50
<b>TOTAL</b>	<b>17,922</b>	<b>1,664.93</b>
Reception/Atrium	814	75.6

As part of the refurbishment the floor area may increase to nearly 20,000 sq ft.

## Rent

Upon application.

## Description

A modern four storey office with basement parking constructed in the late 1980's around a full height central atrium which creates a prestigious entrance / reception.

The property is to be refurbished to a top specification, ready for occupation Q3 2016, to include:

- Air conditioning
- Suspended metal ceilings
- Recessed LED lighting
- Raised floors
- 2 Lifts
- Male & Female WC's on each floor
- Prestigious reception
- Basement car park of 59 spaces

Final spec to be confirmed.

## Terms

The property is available to let on a new FRI lease

## Rates

The property has been assessed with two separate rateable values:

Ground, 1 <sup>st</sup> & 2 <sup>nd</sup> Floors -	£231,000
3 <sup>rd</sup> Floor -	£33,000
<b>TOTAL</b>	<b>£264,000</b>

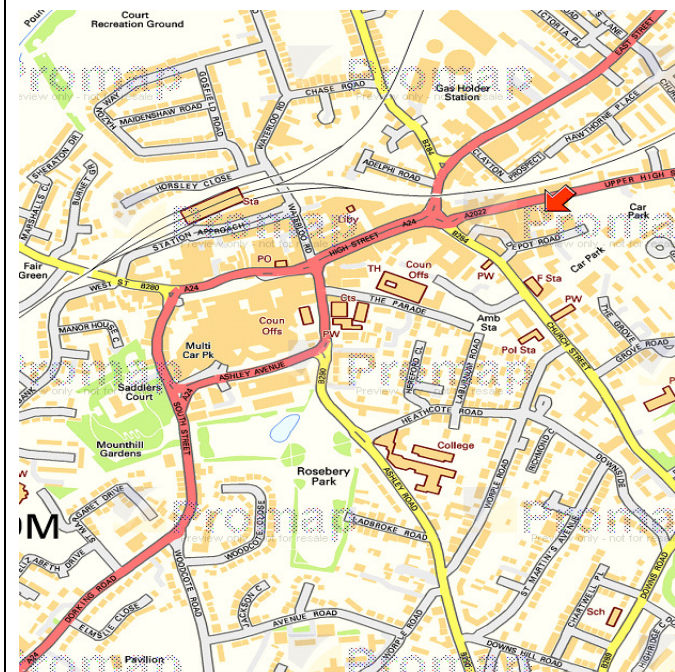
## Legal Costs

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

## VAT

The property is elected for VAT.

## EPC



## Viewing

For further information or to arrange a viewing please contact the joint sole agents:

Mark Skelton 01372 840 296 [mskelton@shw.co.uk](mailto:mskelton@shw.co.uk)

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