

## **THE WELLS, CHURCH STREET, EPSOM, SURREY, KT17 4PF**



**4,672 to 20,302 sq ft  
(434 to 1,886 sq m)**

**FOR SALE OR TO LET**

**3 storey modern town  
centre office building**



**020 7629 5456**

2nd Floor, Prince Frederick House  
35/39 Maddox Street, London W1S 2PP

**brayfoxsmith.com**

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## Location

Epsom is strategically located on the A24 which provides fast access to the M25 (J9) approximately 4 miles and the A3 at Tolworth which is within 5 miles.

Heathrow and Gatwick airports are 20 and 25 miles respectively.

The mainline station is within the Oyster Zone and provides a fast and frequent service direct to London Victoria and Waterloo, travel times 35 mins.

The property is prominently situated fronting Church Street, within 500 metres of the town centre which provides range of amenities including: The Ashley Shopping Centre, numerous restaurants and coffee shops, Pure Gym and The Rainbow Leisure Centre.

## Floor Areas (NIA)

Floor	sq ft	sq m
Second	7,604	706
First	7,570	703
Ground	4,672	434
Reception	456	42
<b>Total</b>	<b>20,302</b>	<b>1,886</b>

## Amenities

- Air Conditioning
- Raised access floors
- Suspended ceiling with recessed lighting
- 8-person passenger lift
- Male & Female WCs
- Showers
- 60 Parking Spaces (1: 338 sq ft)
- EPC Rating - C(74)

## Rates

The Rateable Value for the property is £312,500 according to the VOA Website. (2017 Listing) Occupiers should make their own enquiries of the Epsom & Ewell Business Rates Department.

## Tenure

The property is held freehold and is currently let until 31/01/ 2020 at a passing rent of £513,097pa. Vacant possession is available from 01/02/2020.

The property is available on a freehold or leasehold basis.

## Planning

The property benefits from a B1 (A) office use.

## VAT

The property is elected for VAT.

## Legal Costs

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

## Price/Rent

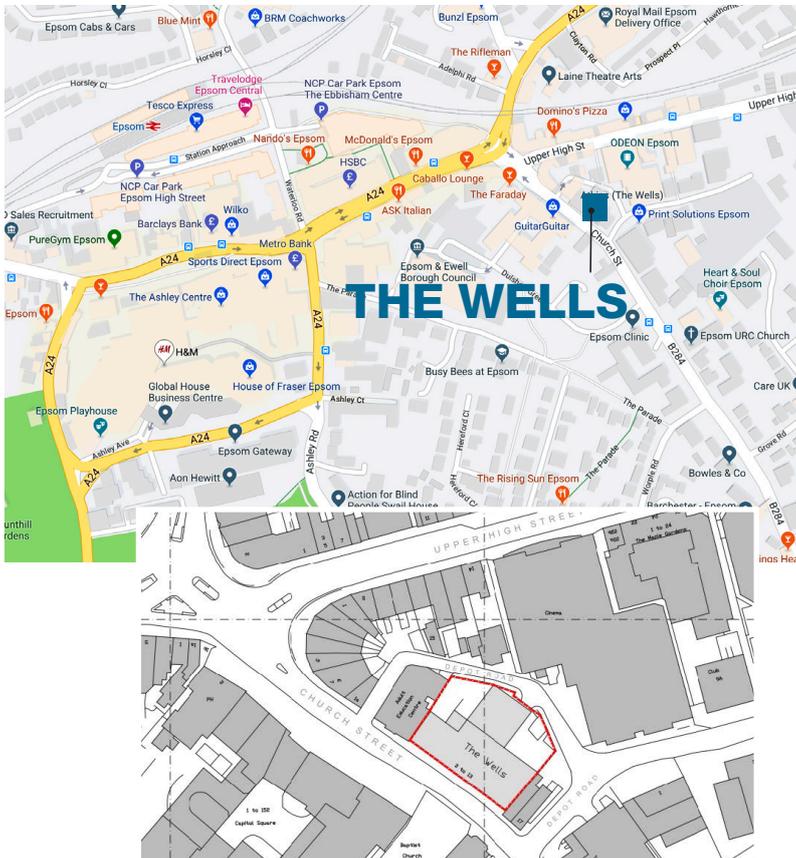
Upon application.

## Bray Fox Smith

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## SHW

Mark Skelton  
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## Description

A three-storey modern town centre office building with brick elevations and tiled roof. There is a large underground car park providing 60 spaces

The property provides open plan floorplates with good natural light, dedicated reception and WCs to each floor.

The landlord will undertake a refurbishment to Cat A spec. on a pre let basis.

## Richard Harding

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