



TO LET

SHW

SERVICED OFFICES

Adelphi Court, 1-3 East Street, Epsom, KT17 1BB

**MAKING
PROPERTY
WORK**

SHW.CO.UK

Pricing On Application

LOCATION

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

Heathrow and Gatwick are 20 and 25 miles respectively.

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

The property is in a prominent position fronting the A24 East Street, in close range of the High Street.

The town centre provides a large range of amenities including: The Ashley Shopping Centre, numerous restaurants and coffee shops and Pure Gym.

ACCOMMODATION (APPROX)

	SQ FT	DESKS
Room 110	177	4
Room 201B	333	10
Room 205	177	4
Basement Suite	836	20

LICENCE FEES

On Application

RATES

Rateable values for the individual suites can be provided upon application.

Occupiers may benefit from Small Business Rates Relief, up to 100% exemption.

Occupiers should make their own enquiries with Epsom & Ewell Borough Council Business Rates Department: 01372 732 000.

DESCRIPTION

Adelphi Court comprises an attractive modern office building of brickwork construction and grey slate mansard roof.

The property is operated as a serviced office, and the upper floors have been split to create suites of varying sizes. Present availability includes two 4-desk suites and a larger 10-desk suite.

The basement offers the opportunity of a larger suite, which may suit a range of occupiers including training uses.

AMENITIES

- LED lighting (To part)
- Suspended ceilings
- Central heating system
- Raised floors
- Carpeted
- Double-glazed windows
- Kitchenette facilities

TENURE

Flexible licence terms from 6 months upwards.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

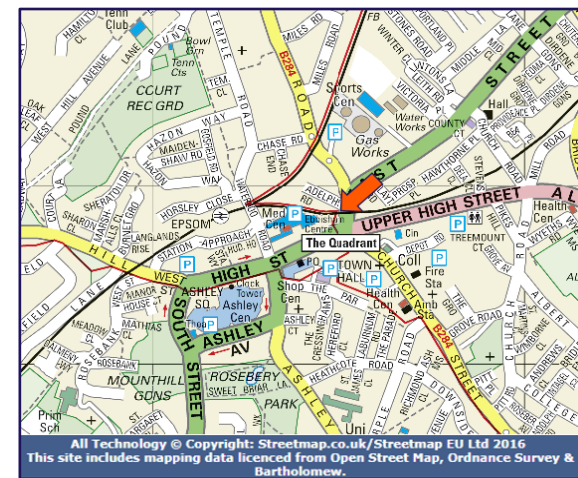
Each party is to be responsible for their own legal fees.

EPC

2nd Floor: C:59

1st Floor: B:50

Basement: D:96



VIEWINGS – 01372 818181

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