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FOR SALE

FREEHOLD OFFICE – 16,454 SQ FT (1,528.58 SQ M)

May Suit Other Uses: Residential Conversion, Educational, Medical etc
70 East Street, Epsom, Surrey, KT17 1HB

DESCRIPTION

A 4 storey modern office building with brick elevations and slate mansard roof. There is a large basement car park and further parking on an upper deck. The building is dated and requires refurbishment but provides large column free floors and could be adapted for a number of uses EG: Residential, Educational, Medical, Religious, subject to planning.

LOCATION

Epsom is appx 15 miles south west of central London. M25 (J9) 5 miles. A3 Tolworth 4 Miles.

The building is prominently situated fronting East Street on the corner with Linden Place. The town centre is appx. 10 mins walk with all its amenities including: The Ashley shopping centre, Restaurants, Coffee shops, Hotels, Gyms, Cinemas and Station which provides fast and frequent services direct to Victoria, Waterloo and London Bridge.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor – Reception	491	45.61
Ground Floor – Offices	3,675	341.41
First Floor – Offices	4,378	406.72
Second Floor – Offices	4,232	393.15
Third Floor – Offices	3,678	341.69
TOTAL	16,454	1,528.58

AMENITIES

- 88 parking spaces
- 8 person lift
- Double glazed windows
- 3m + slab height
- Shower facilities
- Large entrance/reception area

PRICE

The property is offered freehold with vacant possession. Guide price on application. Unconditional offers only will be considered.

RATES

Interested parties should make their own enquiries with the Local Authority.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

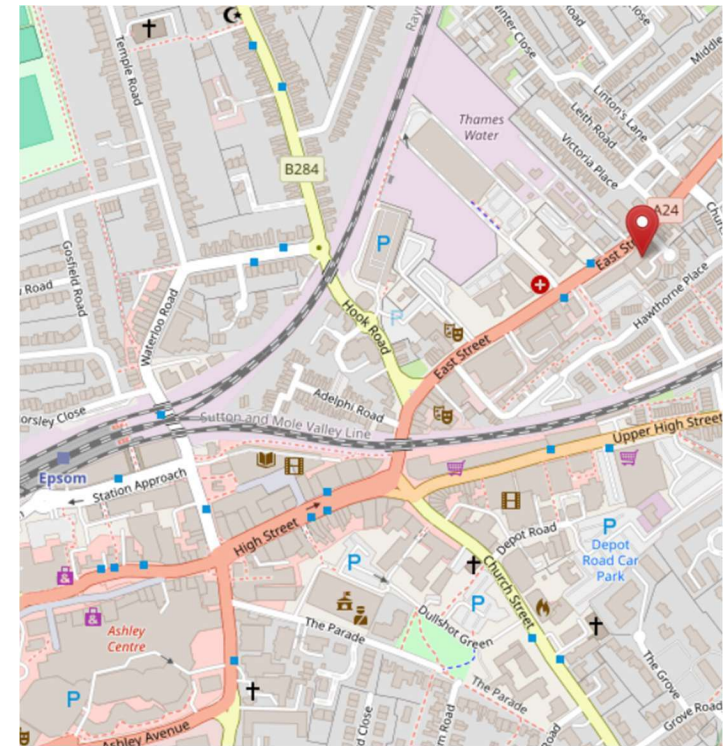
Each party to be responsible for their own legal costs.

EPC

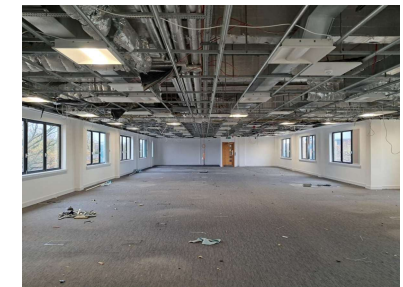
An EPC is being prepared and will be available shortly.

RESIDENTIAL OPPORTUNITY

We consider the property could be suitable for residential conversion under Permitted Development Rights. An initial viability scheme shows 22 units: 16x1 beds, 5x2 beds and 1x3 bed, see plans below. Interested parties are advised to make their own enquiries.



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VIEWINGS

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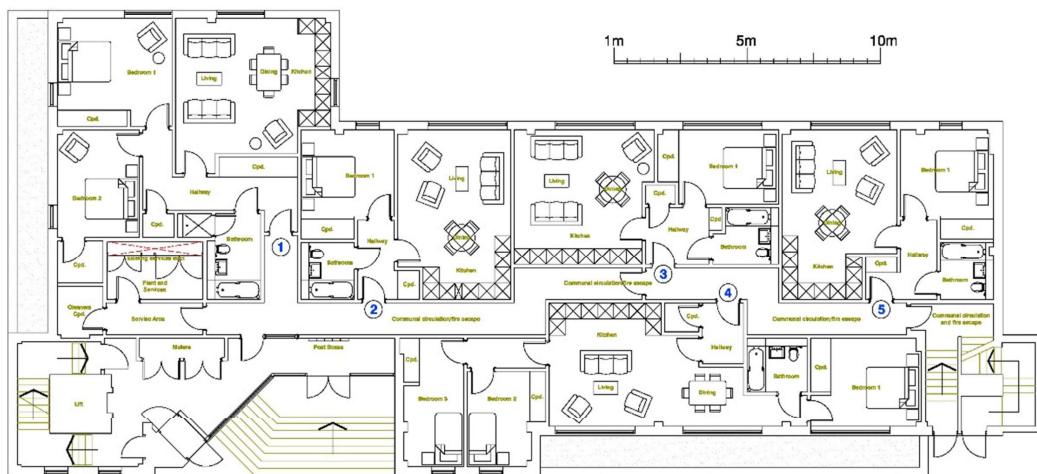
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Apartment Area Schedule			
Floor level	Apartment No.	Bed No	GIA (sqm)

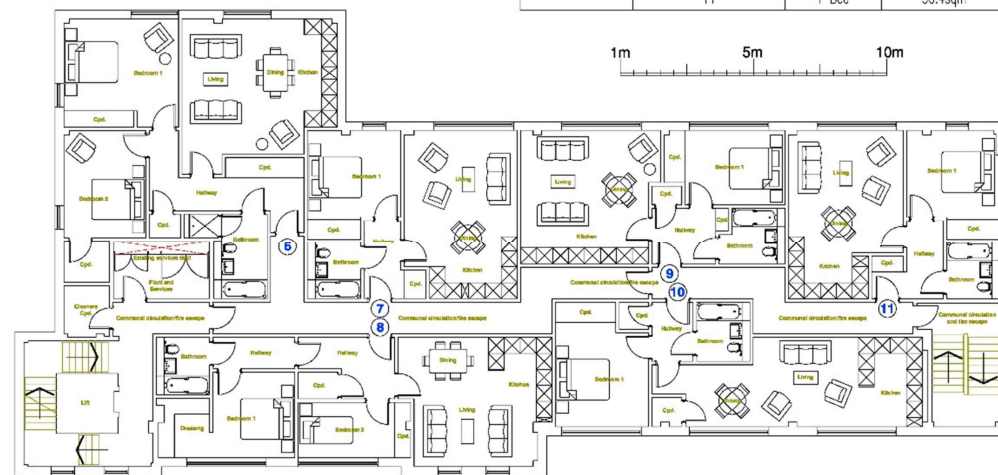
GROUND FLOOR	1	2 Bed	86.2sqm
	2	1 Bed	50.1sqm
	3	1 Bed	50.2sqm
	4	3 Bed	81.3sqm
	5	1 Bed	50.4sqm



Ground Floor Plan

Apartment Area Schedule			
Floor level	Apartment No.	Bed No	GIA (sqm)

FIRST FLOOR	6	2 Bed	86.2sqm
	7	1 Bed	50.1sqm
	8	2 Bed	67.4sqm
	9	1 Bed	50.2sqm
	10	1 Bed	55.6sqm
	11	1 Bed	50.4sqm



First Floor Plan

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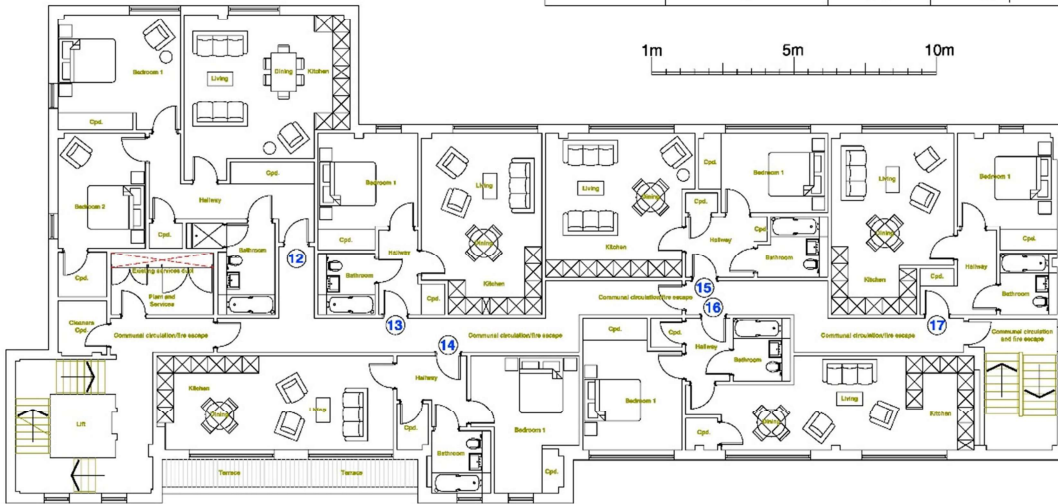
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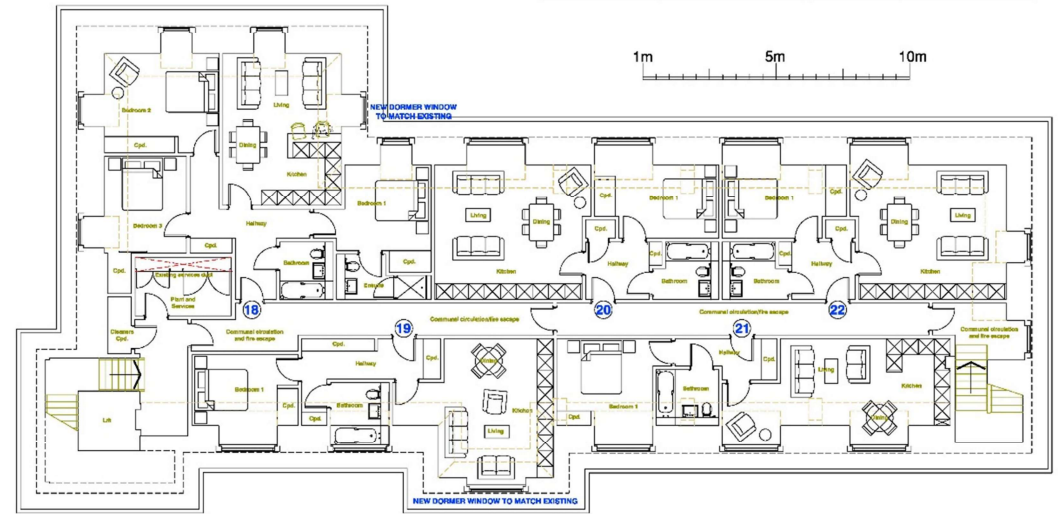
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Apartment Area Schedule			
Floor level	Apartment No.	Bed No	GIA (sqm)
SECOND FLOOR	12	2 Bed	86.2sqm
	13	1 Bed	50.1sqm
	14	1 Bed	56.1sqm
	15	1 Bed	50.2sqm
	16	1 Bed	55.6sqm
	17	1 Bed	50.4sqm



Second Floor Plan

Apartment Area Schedule			
Floor level	Apartment No.	Bed No	GIA (sqm)
GROUND FLOOR	18	3 Bed	97.2sqm
	19	1 Bed	53.1sqm
	20	1 Bed	57.1sqm
	21	1 Bed	52.6sqm
	22	1 Bed	57.9sqm



Second Floor Plan

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