

# TO LET

On instructions of Travis Perkins



## Epsom - Industrial / Warehouse

11,283 sq ft (1,048.23 sq m) GIA

1979 • 2019 **40** YEARS

Unit D2 Longmead Business Centre, Felstead Road, Epsom, KT19 9QG

For viewing and further information contact:



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### Key Benefits

- Modern Trade / Logistics Warehouse
- Excellent Parking
- Extensive External Loading Area
- 2 x Loading Doors
- Min 6.4m Eaves
- Two-storey Office At Front Inc GF Trade Counter



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# Unit D2 Longmead Business Centre, Felstead Road, Epsom, KT19 9QG

## Description

The property comprises a modern, trade / logistics warehouse of steel portal-frame construction occupying a prominent position within the wider industrial area. The unit's trade potential is complimented by the adjoining national occupier, Howdens.

At the front of the unit, there is an expansive parking / loading area leading to two electrically operated loading doors along the front elevation. Adjacent to the loading doors and running along the remainder of the front elevation, are the two-storey offices. There are two pedestrian access points providing access to the entrance lobby / stairwell and ground floor trade counter area. The first floor office had previously been occupied as a showroom but is due to be reinstated back to its original, open plan office configuration and includes; suspended ceilings / recessed lighting and ceiling mounted air-conditioning / heating units.

To the rear of the offices is the warehouse element which benefits from a minimum eaves height of 6.4m, generous roof lights, suspended warehouse lighting, 3-phase power and 2 x loading doors.

## Location

Longmead Industrial Estate is located to the north of Epsom town centre and forms part of a wider prominent industrial / warehousing area home to many national occupiers.

Central London is within easy reach being approximately 18 miles northeast of Epsom via the A24 / A3. The M25 (junction 9) is accessed at Leatherhead approx. 5 miles distant and provides excellent, easy access to the national motorway network as well as both Gatwick and Heathrow Airports.

Nearby occupiers include; Howdens (adjoining unit), Screwfix, HSS, City Plumbing and Wolseley amongst others.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	10,057	934.33
1st	1,226	113.90
<b>Total</b>	<b>11,283</b>	<b>1,048.23</b>

## Viewings

Strictly by appointment with the sole letting agent Hurst Warne 01483 388800 or 01372 360190.

## Terms

The property is available by way of an assignment of the existing lease due to expire in September 2023 and benefits from security of tenure affording an assignee the right to a new lease if required at that point.

Alternatively, a new lease may be available by way of negotiation with the landlord.



## Summary

<b>Available Size</b>	11,283 sq ft
<b>Rates Payable</b>	£44,032 per annum based on the current valuation.
<b>Rateable Value</b>	£86,000
<b>EPC Rating</b>	C (58)

## Viewing & Further Information



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