



TO LET

INDUSTRIAL UNIT WITH YARD AND
TRADE COUNTER POTENTIAL

Unit A1 Epsom Business Park, Kiln Lane, Epsom KT17 1JF
851.09 SQ. M (9,161 SQ. FT)

www.latitudere.co.uk

LOCATION

The property is prominently located at the front of the Epsom Business park on Kiln Lane within an established motor and roadside retail area.

DESCRIPTION

The premises comprise a mid 1980's style industrial unit of steel portal frame construction with brick and profiled metal cladding elevations.

Two storey offices are positioned at the front of the unit and there is a large private parking area at the rear of the building.

PLANNING

The unit has planning permission for its recent use as a car workshop and sits within an area of mixed industrial, warehouse and trade counter uses.

RATEABLE VALUE

£76,000

TENURE

The property is available by way of assignment of the existing lease which runs until 25th March 2020 at a passing rent of £84,816 pa (£9.26 per sq ft) or new sub-lease on terms to be agreed.

Alternatively the landlord is prepared to refurbish the unit and grant a new lease.

VAT

Charged on all costs.

LEGAL COSTS

Each party to bear its own legal costs.

ACCOMMODATION

	SQ. M	SQ. FT
Ground Floor:		
Workshop	485.88	5,230
Office/Reception	180.84	1,947
First Floor:		
Office	184.37	1,984
TOTAL (GIA)	851.09	9,161

There is parking for 25+ cars at the rear.

EPC

The property has been assessed as having a D (76) Rating.



Important Notice:

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For further details or to arrange a viewing please contact:

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