

EPSOM TRADE PARK

Blenheim Road, Longmead Industrial Estate, Epsom, Surrey, KT19 9DU



1 UNIT REMAINING

468.7 sq m (5,045 sq ft)

Suitable for trade counter / light industrial / warehouse uses

M25 Junction 9, 5 miles • A3, 3.5 miles

www.epsomtradepark.com

TO LET



SEGRO
SLOUGH ESTATES GROUP



LOCATION

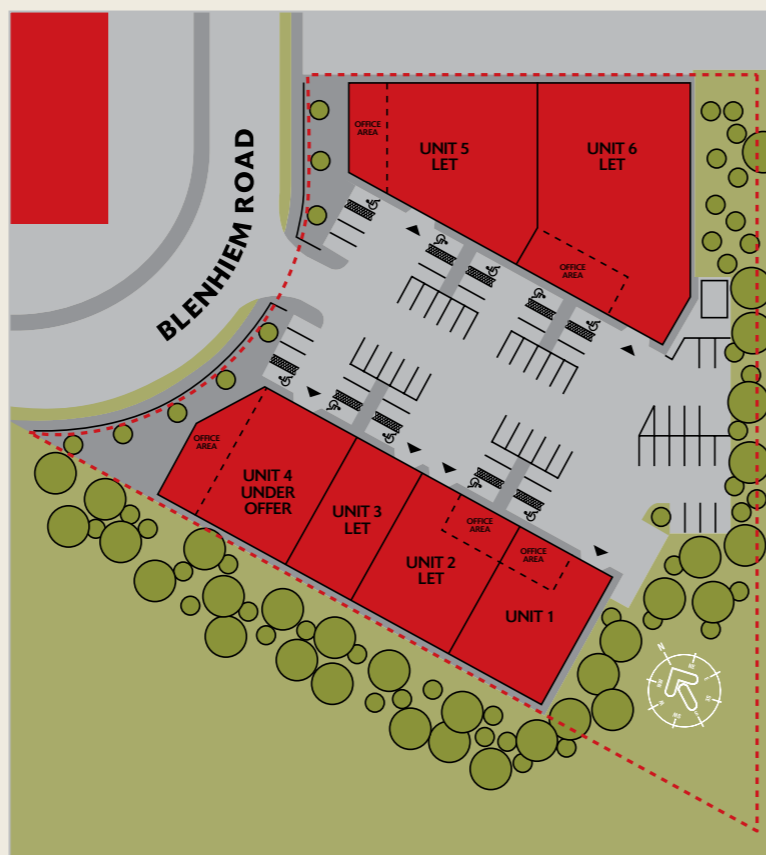
Epsom Trade Park is located approximately 1 mile to the North of Epsom town centre and the railway station, which has regular services to London Waterloo and Victoria. Junction 9 of the M25 is 5 minutes to the South whilst the A3 provides direct access to central London.

DESCRIPTION

Set in an attractive landscaped environment, Epsom Trade Park is a new development of 6 flexible business space units in two terraces. The development occupies a prominent corner plot on Blenheim Road, in the well-established Longmead Industrial Estate.

PLANNING

Planning consent has been obtained for B1(b) research & development, B1(c) light industrial, B2 general industrial, and B8 storage & distribution uses. Up to 30% of the floor space can be used for trade counter or display purposes.



FLOOR AREAS

AVAILABLE UNDER OFFER LET

Units	Office		Production/Warehouse		Total		Parking Spaces
Unit 1	78.4 sq m	(844 sq ft)	390.3 sq m	(4,201 sq ft)	468.7 sq m	(5,045 sq ft)	8
Unit 2	86.8 sq m	(934 sq ft)	420.9 sq m	(4,530 sq ft)	507.7 sq m	(5,465 sq ft)	10
Unit 3	NA		281.6 sq m	(3,031 sq ft)	281.6 sq m	(3,031 sq ft)	5
Unit 4	134.3 sq m	(1,445 sq ft)	522.1 sq m	(5,620 sq ft)	656.4 sq m	(7,065 sq ft)	12
Unit 5/6	NA		1,601.4 sq m	(17,237 sq ft)	1,601 sq m	(17,217 sq ft)	35

Gross External Floor Areas. Units to be measured on completion.

SPECIFICATION

The units will be constructed to a high specification and will benefit from:

Warehouse

- 6m clear internal height
- 30 kN/m² (600 lbs/sq ft) reinforced concrete floor
- Twin skin insulated roofing with 7% rooflights
- Electrically-operated loading doors with ram raid bollards
- 3 phase electricity
- All mains utilities

Offices

- Glazed Entrance areas and carpeted offices
- Suspended ceilings with LG3 compliant recessed fluorescent luminaries
- 3 compartment perimeter trunking
- Gas fired central heating

External Areas

- High quality landscaping
- External lighting
- Covered cycle shelter
- Bin store



LOCATION



BY ROAD

Epsom	1.2 miles
A3	3.5 miles
M25, Junction 9	5 miles
Central London	15 miles
Gatwick Airport	20 miles
Heathrow Airport	29 miles

Source: www.theaa.com

BY RAIL From Epsom station

Guildford	31 mins
Victoria	34 mins
Kingston	35 mins
Waterloo	35 mins
Gatwick Airport	51 mins

SAT NAV REF: KT19 9DU



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