

UNIT 8 EPSOM DOWNS METRO CENTRE, WATERFIELD, TADWORTH, SURREY KT20 5LR



**MODERN INDUSTRIAL FREEHOLD
UNIT FOR SALE**

**Offers in the region of
£675,000**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Modern Industrial unit over ground and mezzanine floor
- High specification of office fit out internally
- Air conditioning, WC's, kitchen and shower room
- Parking available
- Well located and easy access to M25

T 01306 884685

LOCATION

Epsom Downs Metro Centre is located on Waterfield which is accessed off Preston Lane which in turn connects with Epsom Lane North. The estate is a short distance from Tadworth roundabout and Bright Road which provides easy access to the M25.

ACCOMMODATION

Unit 8 has a full mezzanine floor with fitted offices at both ground and first floor levels.

| | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Ground Floor | 1,172 | 109.84 |
| First Floor | 1,013 | 94.78 |
| TOTAL | 2,185 | 202.97 |

The unit also benefits from car parking spaces to the front of the property. (Please see the attached photos of the interior).

TENURE

Sale of the freehold under Title No SY568283.

GUIDE PRICE

Offers in the region of £675,000.

VAT

We are advised that the premises is not elected for VAT at present.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

| | |
|-----------------------|----------------------------------|
| Rateable Value | £30,250 |
| Uniform Business Rate | £0.49.9 (1 April 2023 – present) |

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



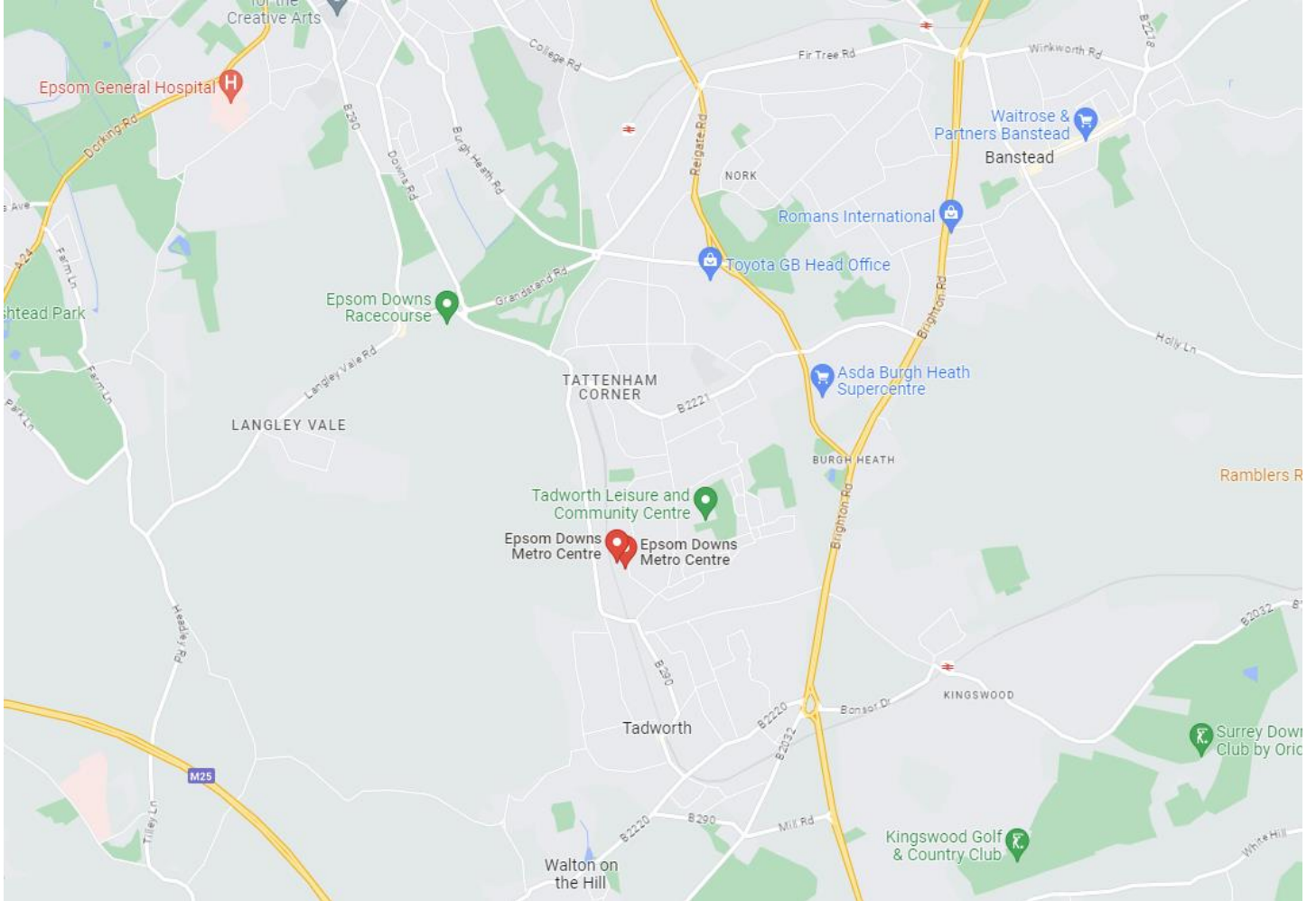
T 01306 884685

EPC

The B1 Offices and Workshop has been rated C (57) and remains valid until 15 February 2023. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01306 884685



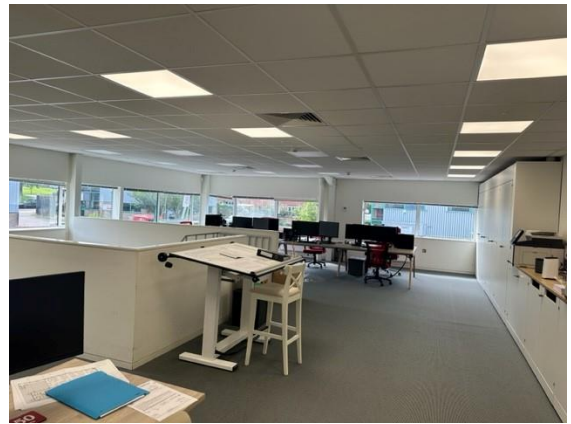
T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**





ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

T 01306 884685





T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

