

PARKSIDE HOUSE

5,500 to 11,601 sq ft

To Let - Prime lakeside office space over one floor



PARKSIDE HOUSE

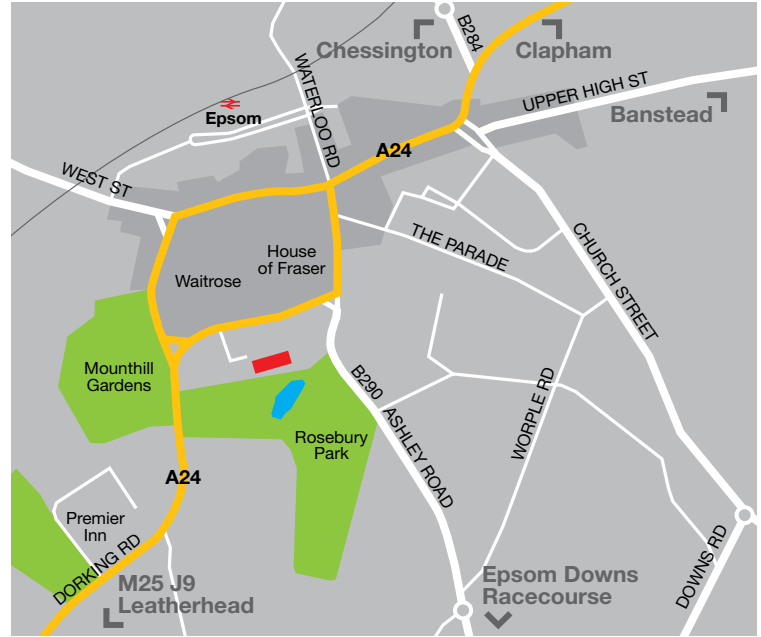
Ashley Road | Epsom | KT18 5BS

PARKSIDE HOUSE

DESCRIPTION

Parkside House was constructed in the early 1990's and offers attractive, high specification open plan office accommodation totalling 11,601 sq ft on the second floor.

Car parking is arranged across lower ground and basement levels with additional over ground parking to the front of the property.



SPECIFICATION

- **Four pipe fan coil air conditioning**
- **Fully accessible raised floors**
- **Suspended ceilings**
- **Category II lighting**
- **2 x 13 passenger lifts**
- **2.7m floor to ceiling height**
- **Male and female WCs to all floors**
- **Car parking at a ratio of 1:400 sq ft**

LOCATION

Epsom is an attractive market town in Surrey, located just 16 miles from Central London. Road communications are excellent being situated just 3 miles to the north east of the M25 orbital and 5 miles south west of the A3, which provides access to Central London and the wider national motorway network.

The town has strong rail communications with direct services to London Waterloo, London Victoria and London Bridge stations, with up to 11 trains per hour during peak times. In addition, frequent services are provided to Leatherhead, Dorking and Horsham (with connections to the South Coast) and to Guildford (with connections to Portsmouth and Southampton).



ROAD	miles	RAIL	minutes
Leatherhead	4	London Waterloo	36
A3	5	London Victoria	39
Reigate	10	London Bridge	44
Central London	16	AIR	miles
Guildford	18	Gatwick Airport	20
Woking	20	Heathrow Airport	25



AVAILABILITY

The entire 2nd floor is available comprising 11,601 sq ft (1,078 sq m), although the space is divisible and can be let from upwards of approximately 5,500 sq ft (510.96 sq m).

TERMS

The property is available by way of a sub-lease from the existing tenant until their break in December 2021.

VIEWINGS

For further information, or to arrange a viewing please contact the sole agents.

parksidehouse-epsom.co.uk



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