



SIXTY

EAST STREET, EPSOM KT17 1HB

HIGH QUALITY OFFICE REFURBISHMENT IN A PRIME TOWN CENTRE LOCATION
4,639 – 23,191 SQ FT (431.2 – 2,154.5 SQ M)

FOR SALE / TO LET

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DESCRIPTION

A newly refurbished four storey modern office with large private car park for 56 cars

Flexible open plan space with great natural light is provided by dual aspect windows for a fantastic working environment, large reception area and male and female WCs on each floor

Available for immediate occupation as a whole or in floors.



SPECIFICATION

- Comprehensive Refurbishment
- New Air Conditioning
- Raised floors
- New Suspended ceilings with recessed LED lighting
- New lift
- 56 parking spaces
- Male and female WCs on each floor
- EPC Rating: B29
- Net Zero Carbon Capable

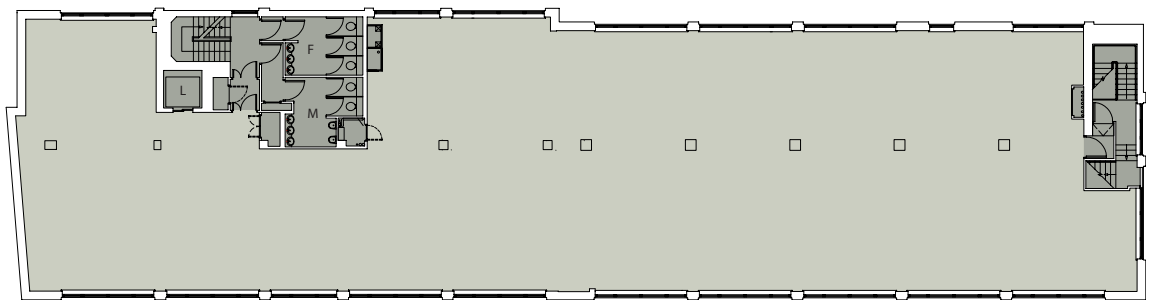
AVAILABILITY

The property has the following approximate floor areas in accordance with IPMS3;

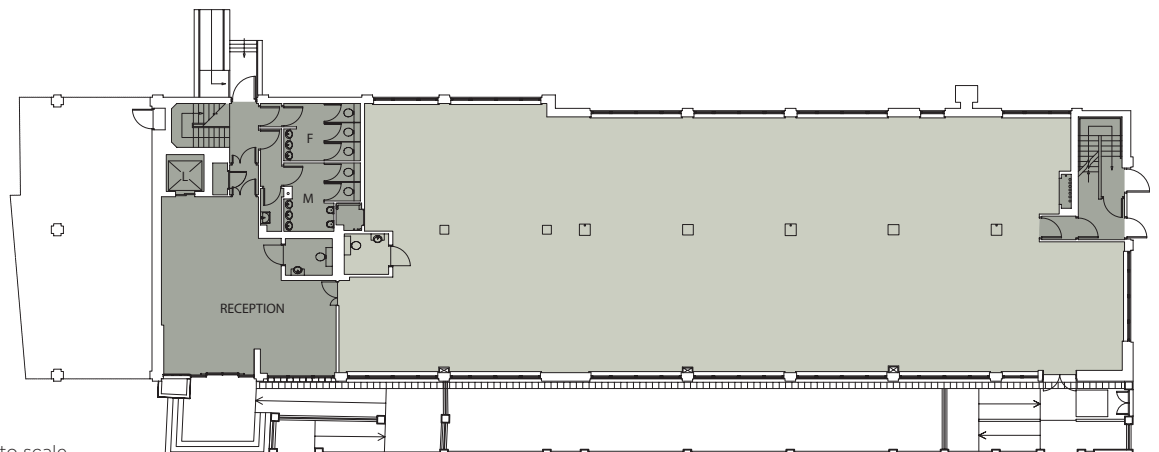
Floor	sq ft	sq m
Third	5,576	518
Second	6,157	572
First	6,168	573
Ground	4,639	431
Reception	651	60.5
Total	23,191	2,154.5



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



For indicative purposes only. Not to scale.

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LOCATION

Epsom is strategically located on the A24 which provides fast access to the M25 (J9) approx. 4 miles and the A3 at Tolworth which is within 5 miles.

Heathrow and Gatwick airports are 20 and 25 miles respectively. The mainline station provides a fast and frequent service direct to London Victoria and Waterloo, travel time 35 minutes.

The property is prominently situated with a wide frontage to the A24, within 500 metres of the town centre which provides a high level of amenities including: The Ashley Shopping Centre, numerous restaurants and coffee shops, Gyms, The Rainbow Leisure Centre (within 200m) Travelodge, Premier Inn.



VIEWING

Strictly through the joint agents.

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By Road

M25 Junction 9	4 miles
A3	5 miles
Croydon	9 miles

By Rail

Wimbledon	19 mins
Clapham Junction	26 mins
London Waterloo	35 mins
London Victoria	35 mins
London Bridge	44 mins

By Air

Gatwick Airport	20 miles
Heathrow Airport	25 miles

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