

Epsom  
Point

## Modern Office/D1 Building

9,900 sq ft with 15 Parking Spaces  
8,200 sq ft with 19 Parking Spaces

**For Sale / To Let**





## Description

A modern, self-contained three storey office building with lower ground floor car parking.

Previously occupied by HM Court Service and suitable for a variety of uses with Classes B1 (Office) or D1 (Non Residential Institution).

The previous occupier extended the ground floor, enclosing the undercroft car parking. This could be reinstated to provide an additional 4 parking spaces.

The building is available as existing or alternatively the owner will undertake a refurbishment to an agreed specification.



A modern office/D1 building  
in a prominent location close  
to Epsom town centre



## Accommodation

Floor	sq ft	sq m
Second Floor	3,000	279
First Floor	3,340	310
Ground Floor	3,440	320
Reception	120	11
<b>Total</b>	<b>9,900</b>	<b>920</b>



## Summary Specification

- Raised floors
- Air conditioning
- Two lifts
- 15 basement car parking spaces
- Suspended ceilings with recessed lighting

## Floorplans (click to enlarge)

Accommodation

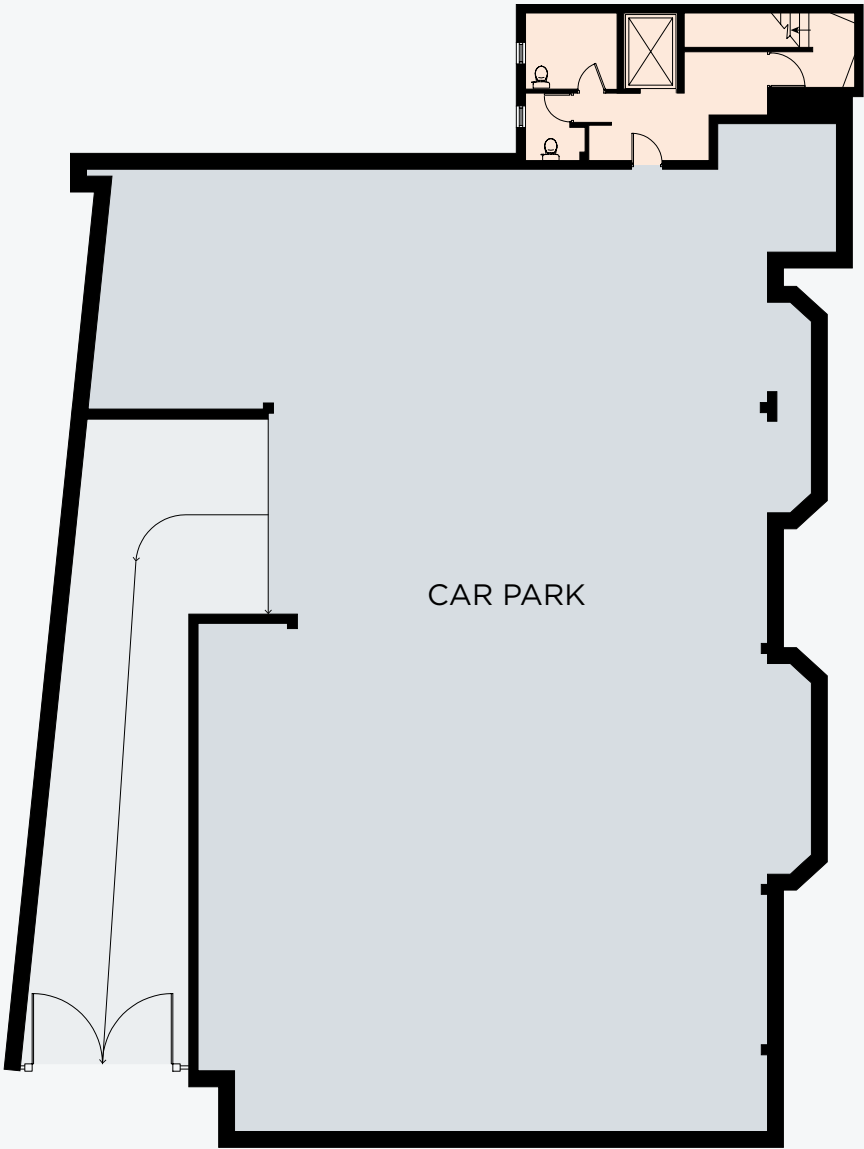
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Summary  
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Lower Ground Floor

close



Accommodation

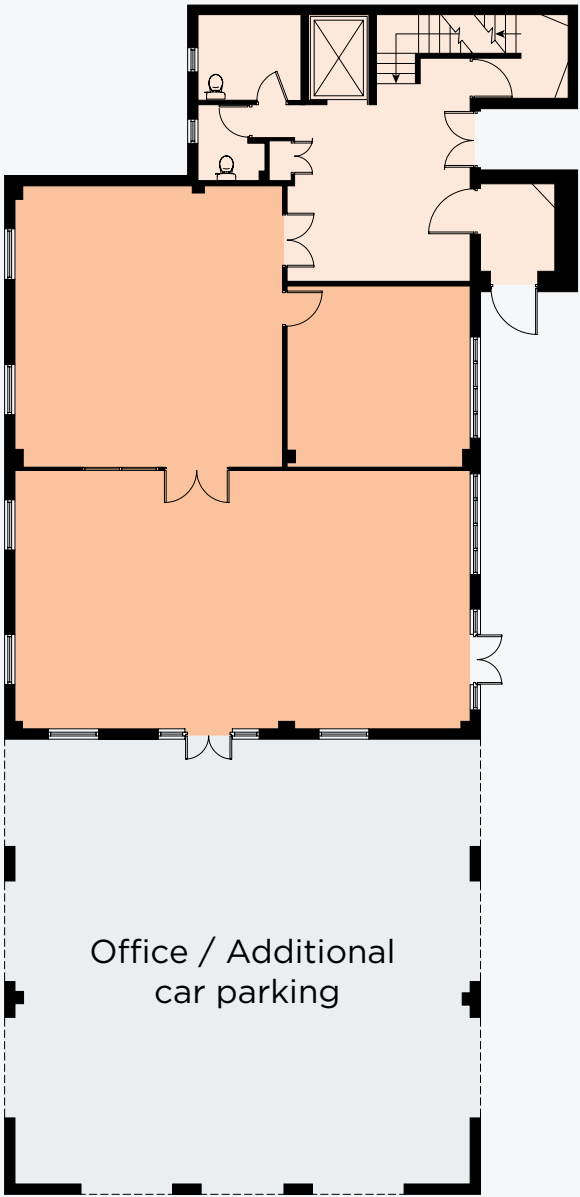
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Ground Floor

close



Accommodation

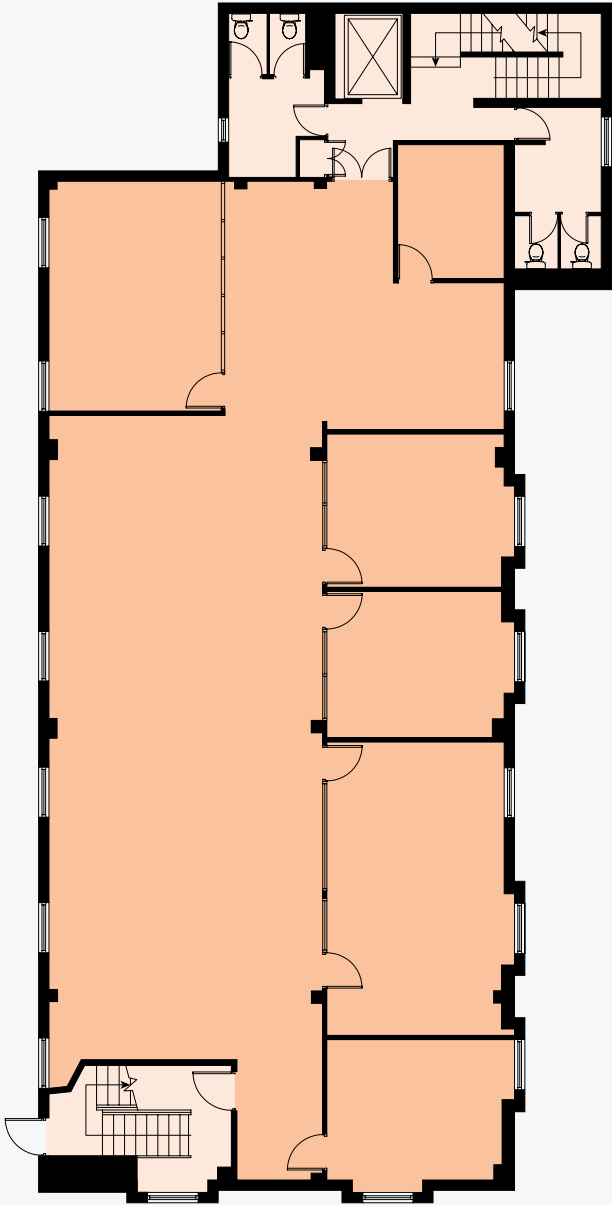
close

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First Floor





Accommodation

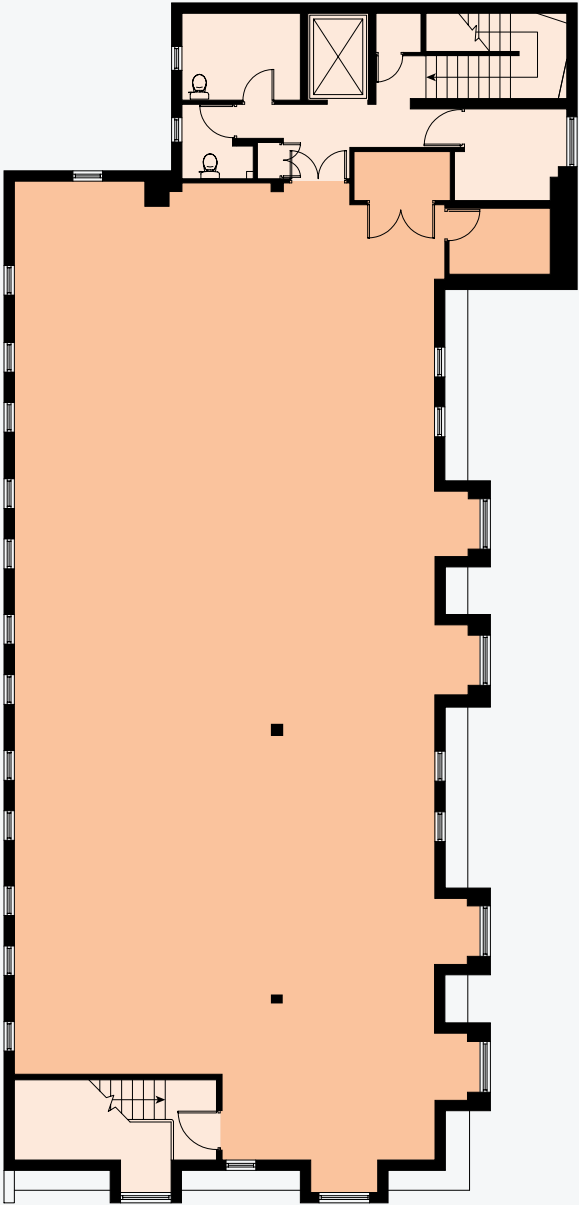
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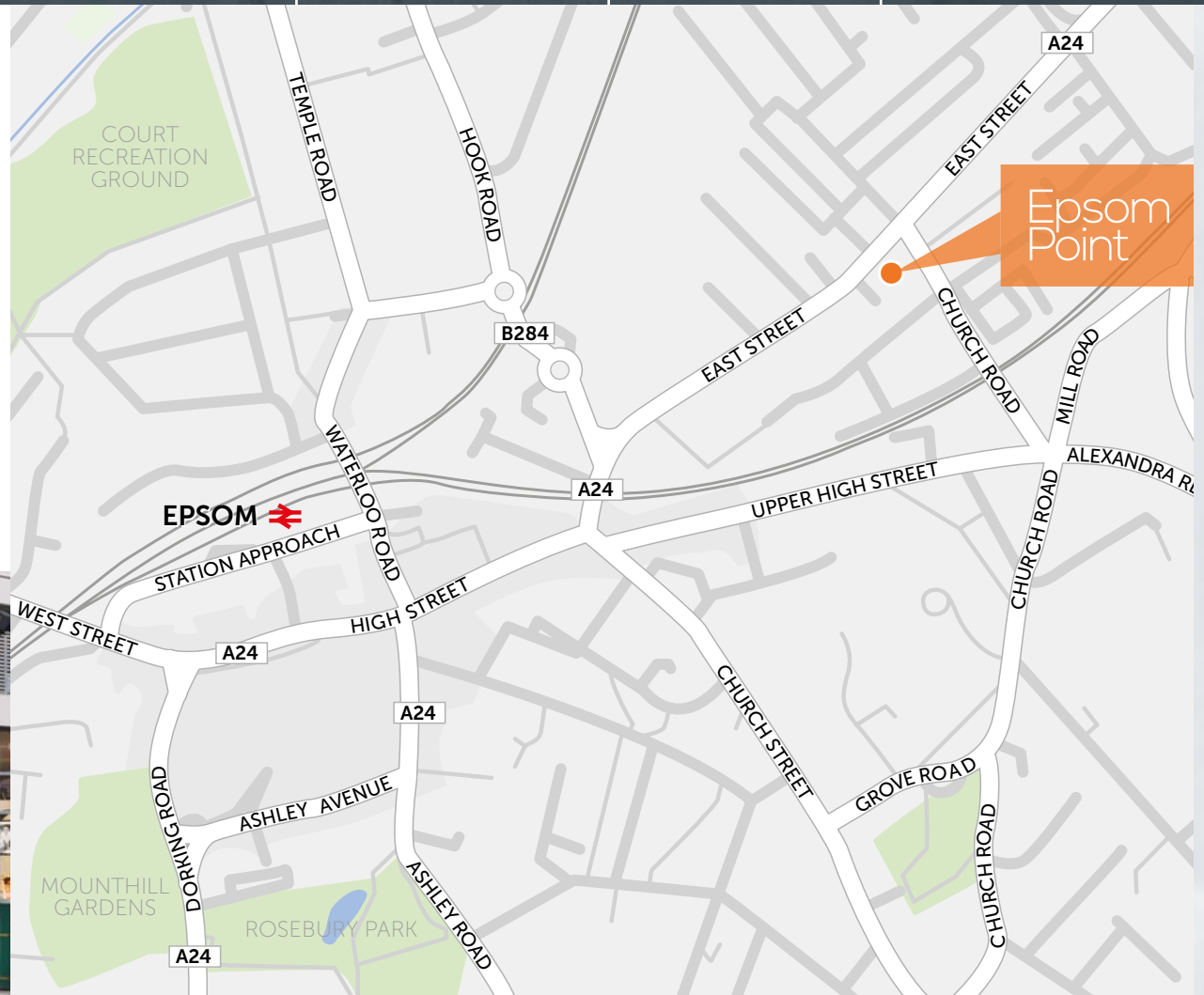
Second Floor



## Location

Epsom is located approximately 17 miles south west of central London and benefits from good road communications with the M25 (J9) approximately 4 miles and the A3 at Tolworth within 5 miles.

The mainline station provides fast and frequent services to London Victoria and Waterloo with travel times of approximately 35 mins.



## Timings

### By Train:

London Waterloo	33 mins
London Victoria	36 mins
Clapham Junction	26 mins
Wimbledon	19 mins
Guildford	36 mins

Source: National Rail

### By Car:

London (West End)	17 miles
Farnborough	33 miles
Guildford	21 miles
Heathrow Airport	30 miles
Gatwick Airport	22 miles

Source: AA Route Planner

Well connected:  
Under 35 minutes  
to Central London



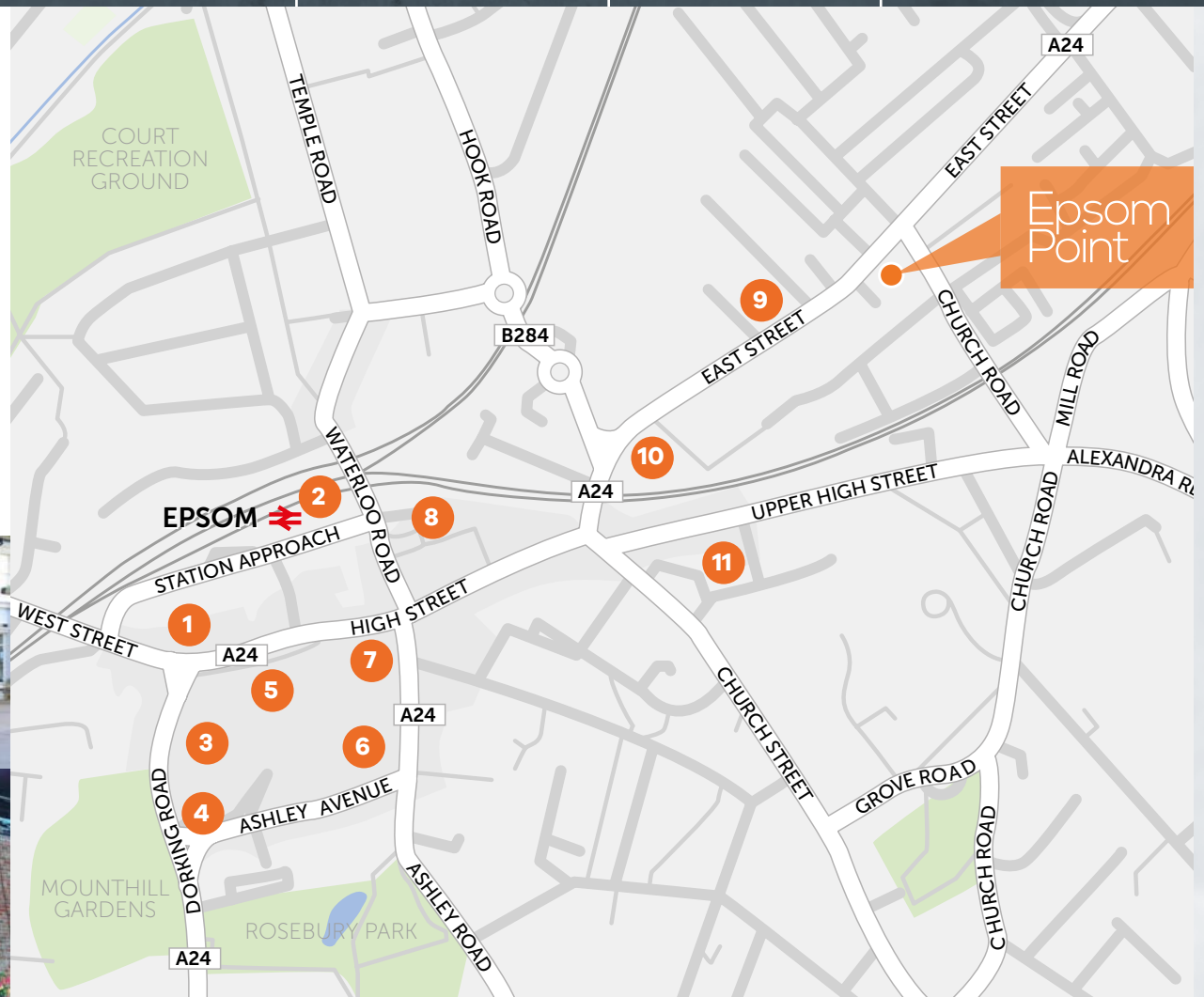
# Epsom Point

84/90 East Street, Epsom, Surrey, KT17 1HF

The property is situated in a prominent position fronting East Street on the corner with Church Road. The town centre is within 750 metres with all its amenities including the Ashley Shopping Centre, coffee shops, restaurants, Pure Gym. The Rainbow Leisure Centre is also within 200 metres of the building.



Fantastic Amenities:  
All within easy reach



## Amenities

- |                   |                          |
|-------------------|--------------------------|
| 1 Pure Gym        | 7 The Ashley Centre      |
| 2 Travelodge      | 8 The Ebbisham Centre    |
| 3 Waitrose        | 9 Rainbow Leisure Centre |
| 4 Epsom Playhouse | 10 Laine Theatre Arts    |
| 5 M&S             | 11 Odeon Cinema          |
| 6 House of Fraser |                          |

Gallery (click images to enlarge)



## Gallery



close



## Gallery



close



## Gallery



close

## Gallery



close



## Gallery



close



## Gallery



close



## Gallery



close



## Gallery



close



## Gallery



close



## Gallery



close



## Gallery



close



## Gallery



close



## Contact

### David Coleman

**M** 07956 966 677

**E** dcoleman@leightongoldhill.com

### Mark Skelton

**DD** 01372 840296

**E** mskelton@shw.co.uk

### Terms

The property is available for sale freehold or a new FRI Galileo Plain English Lease. This means reduced legal costs and quick occupation.

### Rent/price

Upon application.

### Business Rates

To be reassessed.

### EPC

C61

LEIGHTON GOLDHILL  
020 7499 9696  
[www.leightongoldhill.com](http://www.leightongoldhill.com)

**STILES  
HAROLD  
WILLIAMS**  
01372 818181  
[www.shw.co.uk](http://www.shw.co.uk)

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Designed by Zest Design & Marketing Ltd 020 7079 3090.



## EPC

### Energy Performance Certificate Non-Domestic Building



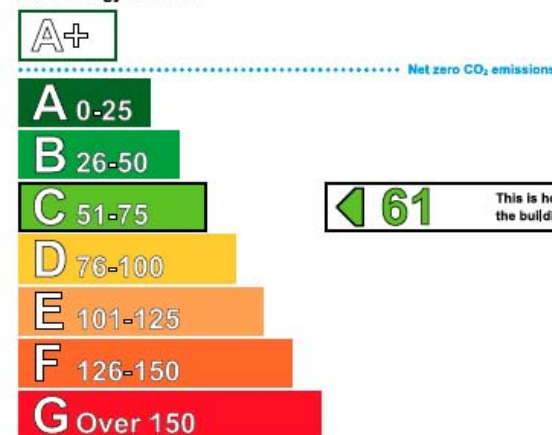
Epsom Point  
84-90 East Street  
EPSOM  
KT17 1DN

**Certificate Reference Number:**  
9689-3040-0869-0090-7591

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient



Less energy efficient

#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1061  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 41.53

#### Benchmarks

Buildings similar to this one could have ratings as follows:

18	If newly built
54	If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

close