



## **TWO SMALL OFFICE ROOMS NEARBY TO STONELEIGH STATION TO LET**



**Offices D and F, Devon House, 172 Kingston Road, Ewell, Surrey KT19 0SA**

### **Type**

Two individual office suites situated on the first floor of a two storey mixed office and retail building. Free car parking bays directly outside.

### **Lease**

The offices are available on flexible annual Lease Agreement terms.

### **Rent**

Office D - £5,100 per annum inclusive of gas and water charges.

Office F - £6,000 per annum inclusive of gas and water charges.

### **Area**

Office D - 120 square feet (11.2 square metres)

Office F - 173 square feet (16 square metres)

### **Business Rates**

Nil for the current rating year.

### **Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381

[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

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**LOCATION:** The property is situated in a neighbourhood parade of shops fronting the busy Kingston Road/Ewell By Pass (A240) at its junction with Stoneleigh Park Road.

Stoneleigh Railway Station is approximately five minutes' walk away and there is ample free car parking available directly in front of the building.

There is also easy access to Epsom Town Centre (approximately two miles away) and to the M25 motorway network via the A3 at Tolworth (five minutes).

**DESCRIPTION:** Two private office rooms situated on the first floor of a two storey inner terrace building.

There is a private entrance door and lobby leading to an internal staircase up to the first floor landing and shared meeting room area.

The offices have the following internal dimensions:

Office D – 120 square feet (11.2 square metres)

Office F – 173 square feet (16 square metres)

Features include:

- \* Entryphone system;
- \* Gas fired central heating with radiators;
- \* Fully carpeted;
- \* uPVC double glazed window units with blinds;
- \* Shared waiting/reception room;
- \* Shared tea making area;
- \* Shared washroom facility.

**BUSINESS RATES:** Nil rates payable for the current Rating year.

**PLANNING:** The premises has the benefit of Class 'E' Office Use.

**EPC:** An EPC has been commissioned and will be made available to interested applicants.

**LEASE:** The offices are available on brand new Annual Lease Agreements.

**RENT:** Office D - £5,100 per annum (£425 per calendar month) inclusive of gas and water charges.

Office F - £6,000 per annum (£500 per calendar month) inclusive of gas and water charges.

**LEGAL COSTS:** Each party to cover their own legal costs.

**FURTHER DETAILS/VIEWING:** By appointment with Wallakers Commercial on 020 8399 5381.

Seamus Mullaney: [smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)

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