



FIRST FLOOR OFFICES TO LET

HS HUGGINS STUART
EDWARDS

1st Floor, 50 The Street, Ashted, Surrey, KT21 1AZ
£12,000 PER ANNUM EXCLUSIVE

1st Floor, 50 The Street, Ashted, Surrey,
KT21 1AZ

TO LET

Approx 507 sqft (47.10 sqm)

DESCRIPTION

Well-presented newly decorated first floor premises in the heart of Ashted Village. The accommodation provides three interconnecting offices with new carpets, LED lighting and an intercom system connected to the ground floor entrance. Shared kitchen and WC facilities are also located on the first floor. Suitable for a variety of occupiers within Class E use.

Front office	211 sqft	19.60 sqm
Middle office	144 sqft	13.38 sqm
Rear office	152 sqft	14.12 sqm
TOTAL	507 sqft	47.10 sqm

RENT

£12,000 per annum exclusive.

LEASE

New lease, terms to be agreed.

LOCATION

Located in the heart of Ashted Village amongst a variety of local and national occupiers including M&S, Cook Trading Limited and a Post Office. The Street forms part of the A24, a main thoroughfare between Epsom, Leatherhead and Dorking with the M25 junction 9 at Leatherhead being less than 5 minutes' drive away. Ashted mainline rail station is

less than a mile away and provides regular services to London Waterloo and Guildford.

RATES

Rateable value: £10,250. Rates payable at 49.9p in the £ (2024/25). Note small business rate relief may be available. Prospective occupiers to satisfy themselves as to their eligibility.

EPC

C – 65.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE

June 2024

FOLIO NUMBER

30253

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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