



**WORKSHOP & GARAGES**

**HS EDWARDS**  
**HUGGINS STUART**

Rear of 220 Chessington Road West Ewell KT19 9XA  
£12,500 PER ANNUM EXCLUSIVE

Rear of 220 Chessington Road, West Ewell,  
Surrey, KT19 9XA

## TO LET

Approx 927 sqft (86.12 sqm)

### DESCRIPTION

Opportunity to occupy a storage/workshop unit interconnected with two single garages. The property benefits from a single phase electricity supply, two off-street parking, a kitchenette and a WC. The property would suit a variety of occupiers seeking a private workshop or secure storage space.

Workshop Space	652 sqft	60.57 sqm
Kitchenette	43 sqft	3.99 sqm
Garage 1	116 sqft	10.77 sqm
Garage 2	116 sqft	10.77 sqm
TOTAL	927 sqft	86.12 sqm

### RENT

£12,500 per annum exclusive.

### LEASE

New lease. Terms to be agreed.

### LOCATION

The property is situated behind a parade of shops in a predominately residential area with access off Plough Road. The main Chessington Road (B2200) links Epsom/Ewell with Chessington and access to the A3 at

Hook is less than 10 minutes' drive away. Ewell West station (0.5 miles) is a short walk away.

### RATES

Rateable value: £4,150. Rates payable at 49.9p in the £ (2024/25). **Note 100% small business rates relief may be available, occupiers to satisfy themselves as to their eligibility.**

### EPC

E-102.

### 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  
10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
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### DATE

### FOLIO NUMBER

September 2024 30261(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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