



**COMMERCIAL UNIT TO LET**

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

**4d The Parade, Tattenham Way, Burgh Heath,  
KT20 5NG  
£500 PER CALENDAR MONTH EXCLUSIVE**

4d The Parade, Tattenham Way, Burgh  
Heath, Surrey, KT20 5NG

## TO LET

Approx 300 sqft (28 sqm)

### DESCRIPTION

Opportunity to occupy an affordable modern commercial unit with air-conditioning, kitchen facilities & a WC. The property benefits from high-speed fibre broadband and telephone services and is ideal for a small business or start-up enterprise.

Suite 4d	300 sqft	28 sqm
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### RENT

£500 per calendar month exclusive.

### LEASE

New 7 year lease with tenant only break option at the expiry of the 3<sup>rd</sup> year on 6 months prior written notice.

### USE

Class E (Commercial Business & Service)

### LOCATION

The unit is situated behind a parade of shops in a prominent position on the busy thoroughfare of Tattenham Way, close to the Junction with Reigate Road and the Asda Superstore. The Parade benefits from free on-street customer parking for up to two hours. The adjacent service road provides easy access for clients/customers. Ideal for small set ups

as easy access both front and rear for deliveries and pick ups.

### BUSINESS RATES

Rateable value: £5,400. Rates payable at 49.9p in the £ (2024/25). *\*Note 100% Small Business Rate Relief may be available. Prospective occupiers to satisfy themselves as to their eligibility.\**

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

In the course of preparation.

### 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

January 2025

### FOLIO NUMBER

30284

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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