

# To Let

**Units B, C and D Blenheim Road, Longmead  
Business Centre, Epsom, Surrey, KT19 9QQ**

4,650 to 23,039 sq ft (432.00 to 2,140.39 sq m) GIA

- Internal eaves height of approx. 7.8 m
- Shared loading/unloading apron
- Car parking



## Location

Epsom is located approximately 14 miles south west of Central London and benefits from excellent road and rail communications. The M25 (junction 9) is approximately 4 miles distant providing access to the national motorway network. Epsom train station provides direct services to London Waterloo, London Victoria and London Bridge.

Blenheim Road is within the Longmead Industrial Estate is one of the main industrial areas in Epsom where there is a mix of light industrial, warehouse, trade counter and business units.

## Description

Units B, C and D comprise three steel portal frame industrial / warehouse buildings with a steel profile sheet clad with some brick elevation to the front. All the units benefit from an internal eaves height of approximately 7.8m and shared loading / unloading apron with car parking accommodated in this area as well.

Unit C benefits from road frontage onto Blenheim Road and has a single roller shutter door and internally a small office on top of a mezzanine floor to the front.

Unit B is in the middle of the terrace and has a single roller door accessing the warehouse area. There is single storey office / trade counter area and WC's to the front.

Unit D at the back of the estate and is currently used for storage only. Access again to the warehouse area is via a single roller shutter door and there is a single storey office area to the front of the building accessed via a pedestrian door entering a ply board office area. To the rear of the units are WC's.

## Tenure

The units are available on a leasehold basis.

## Accommodation

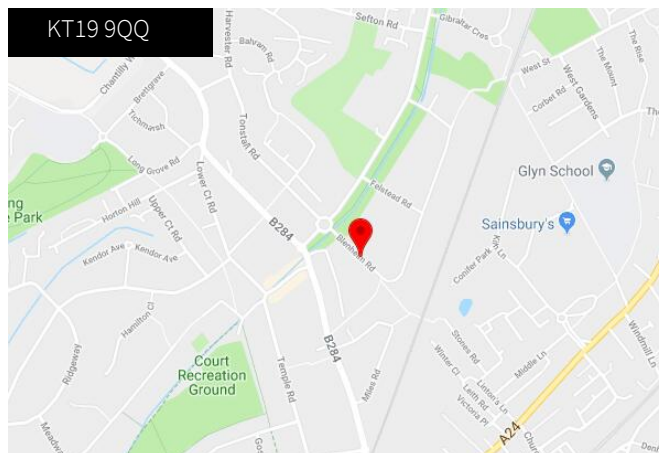
Description	Sq ft	Sq m
Unit B	10,515	976.88
Unit C	4,650	432
Unit D	7,874	731.52
<b>Total</b>	<b>23,039</b>	<b>2,140.40</b>

## EPC

This property has been graded as 63(C).

## Rent

Available on Request



## Contacts

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