



INDUSTRIAL / WAREHOUSE UNITS / TRADE COUNTER



25 industrial units ranging in size from 1,000 sq ft to 4,400 sq ft  
set on a private estate road with barrier controlled access and smart CCTV



## LOCATION

Epsom is located some 17 miles South West of London. The Nonsuch Trade Park is located at the end of Kiln Lane, just off the A24 and within a short drive of Epsom Town Centre. The A3 (at Tolworth) and the M25 (Junction 9) provide access to London and the National Motorway Network. Both Heathrow and Gatwick Airports can be reached via a variety of routes from the development. Epsom Railway Station serves Waterloo, Victoria and London Bridge Stations.

## SPECIFICATION

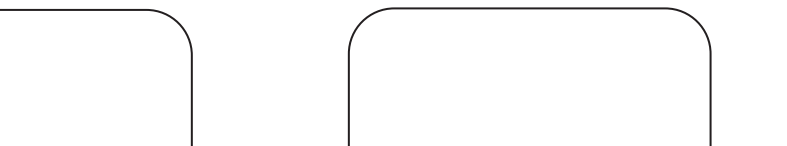
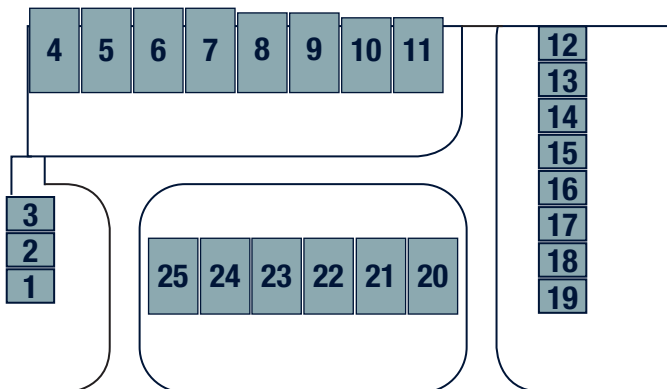
- All units are of steel portal frame construction with profile metal cladding and brick elevations and have dedicated parking and loading areas
- Floor loading of approximately 1,000 lbs per sq ft
- Three-phase power
- W/C facilities
- Space for mezzanine (subject to approval)





## ACCOMMODATION

Units from  
1,000 to 4,400 sq ft



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith, purchasers and lessees must satisfy themselves independently as to the accuracy of matters upon which they intend to rely. (April 2020)