



## To Let

### Industrial Warehouse Units Under Refurbishment And Fully Available In Mid-January 2026





# Units 22 & 23, Nonsuch Industrial Estate, Kiln Lane, Epsom, KT17 1DH

## Summary

- EPC: D (77)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings



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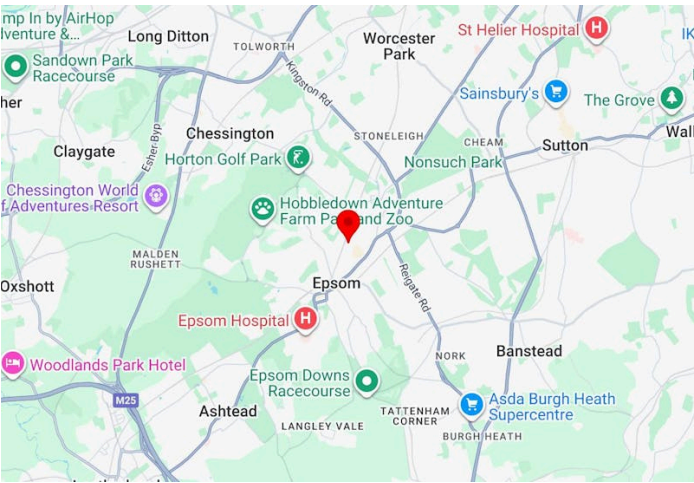


**Oliver Hockley**  
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## Joint Agents



**Mr Mark Skelton (Stiles Harold Williams)**  
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## Description

This is a mid terrace industrial estate where both Unit 22 and Unit 23 are available and can be taken individually or combined. The units have forecourt parking and loading which provides clear open space outside the units.

The estate has a number of trade operators including: Topps Tiles, Toolstation, The Tyre Store, Norden Heating and plumbing and Boyden Tiles.

The two units are going to be comprehensively refurbished

## Location

Epsom is located appx 15 miles south west of central London. The estate is just off the A24 which provides fast access to the M25 J9 5 miles and the A3 at Tolworth 4 miles.

The town centre is approx 1 mile with all its amenities including Ashley Shopping centre, restaurants, coffee shops, gyms, hotels. The mainline station provides regular direct services to Waterloo and Victoria.

Kiln Lane provides a mix of retail, car showrooms and industrial/warehouse, occupiers include: Sainsburys, Halfords, Wickes, Mercedes, Peugeot, Nissan.



## Accommodation

Description	sq ft	sq m
Unit 22	2,093	194.45
Unit 23	2,093	194.45
Total	4,186	388.90

## Specifications

- Units under refurbishment and fully available in Mid-January
- 4.5m eaves
- 5-6 car spaces
- 3 phase electricity
- Gas
- Concertina loading door.
- 2 WCs

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

## Rates

The rateable value is £28,500 interested parties should make their own enquiries of the local authority for rates payable.

## VAT

VAT will be chargeable on the terms quoted.