WILLIAMS HARLOW

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Waterfield

Tadworth, KT20 5LR

Located in the thriving area of Waterfield, Tadworth, this modern industrial unit in this small complex offers an impressive 2,357 square feet of versatile space, ideal for a variety of business needs. The property boasts a well-designed layout, featuring both ground and mezzanine first floors, which maximises the available area and provides ample room for operations and there is further scope for sub divisions if required. There are loading facilities to the front and parking. Vacant Possession on Completion.

Guide Price £625,000 - Freehold

Industrial Unit 2414.00 sq ft

Internally, the unit is finished to a high specification, ensuring a professional environment that is both functional and aesthetically pleasing. The inclusion of "Zoned" climate control and air conditioning guarantees a comfortable working atmosphere, while the presence of male and female WC facilities and a kitchenette adds to the convenience for staff and visitors alike.

Parking is readily available, making it easy for employees and clients to access the premises. Furthermore, the location is strategically positioned for excellent connectivity, with easy access to the M25 and other major transport networks, facilitating smooth logistics and travel.

This industrial unit in Waterfield is not just a space; it is an opportunity for businesses looking to establish themselves in a well-connected and modern environment. Whether you are expanding your current operations or starting anew, this property is poised to meet your needs with style and efficiency.

DESCRIPTION

The unit is in a compact well kept gated light industrial estate with a steel portal frame and solid brick work extending over two stories. Epsom Downs Metro Centre is located in Waterfield which is accessed off Preston Lane, which connects to Epsom Lane North close to the famous Epsom Downs. The estate is a short distance from the A217 which provides easy access onto the M25. The accommodation comprises to the ground of various fitted offices. We suggest you study the floor plan for the detailed layout. There is an open plan mezzanine first floor level. There are also loading facilities to the front with roller shutting/loading doors to the ground floor and parking to the front. There is also a data cabinet with portal network point and telecoms system (not tested).

BUSINESS RATES

Current rateable value from 1st April 2026 to Present Date £36,250.00

EPC

The B1 Offices and Workshop has been rated C (55) and remains valid until 29 November 2032. A full copy of the EPC is available on request or on all property websites

TENURE

Freehold with Vacant Possession

VAT

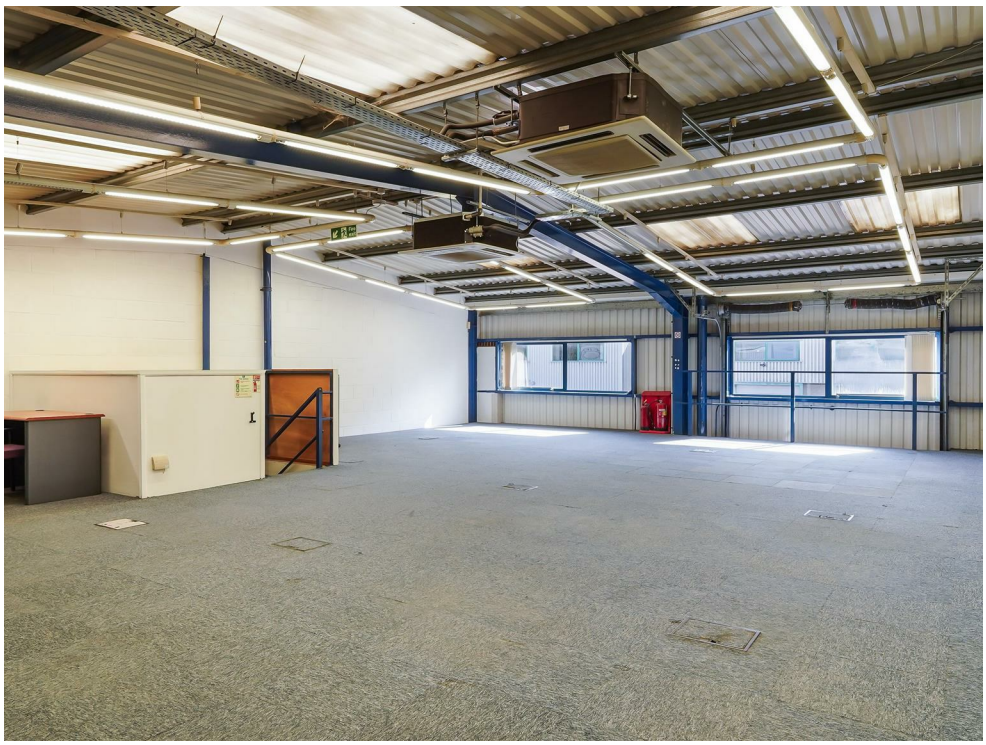
We are advised that the premises is not elected for VAT at present.

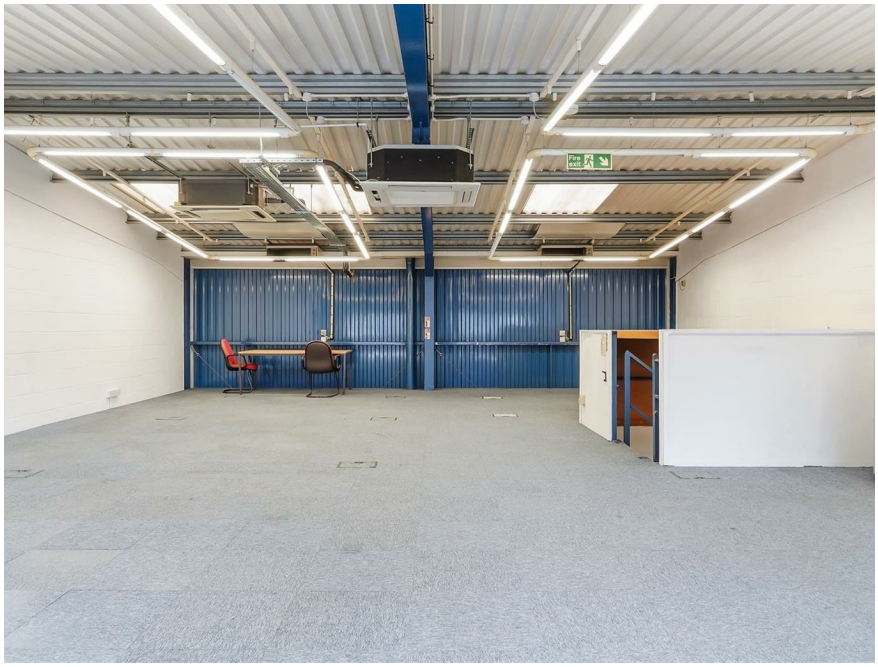
VIEWING

Strictly by appointment with the Vendor's Sole Agents, Williams Harlow of Banstead, 01737 370022 Option 6.

COSTS

Each party are responsible for their own legal costs.





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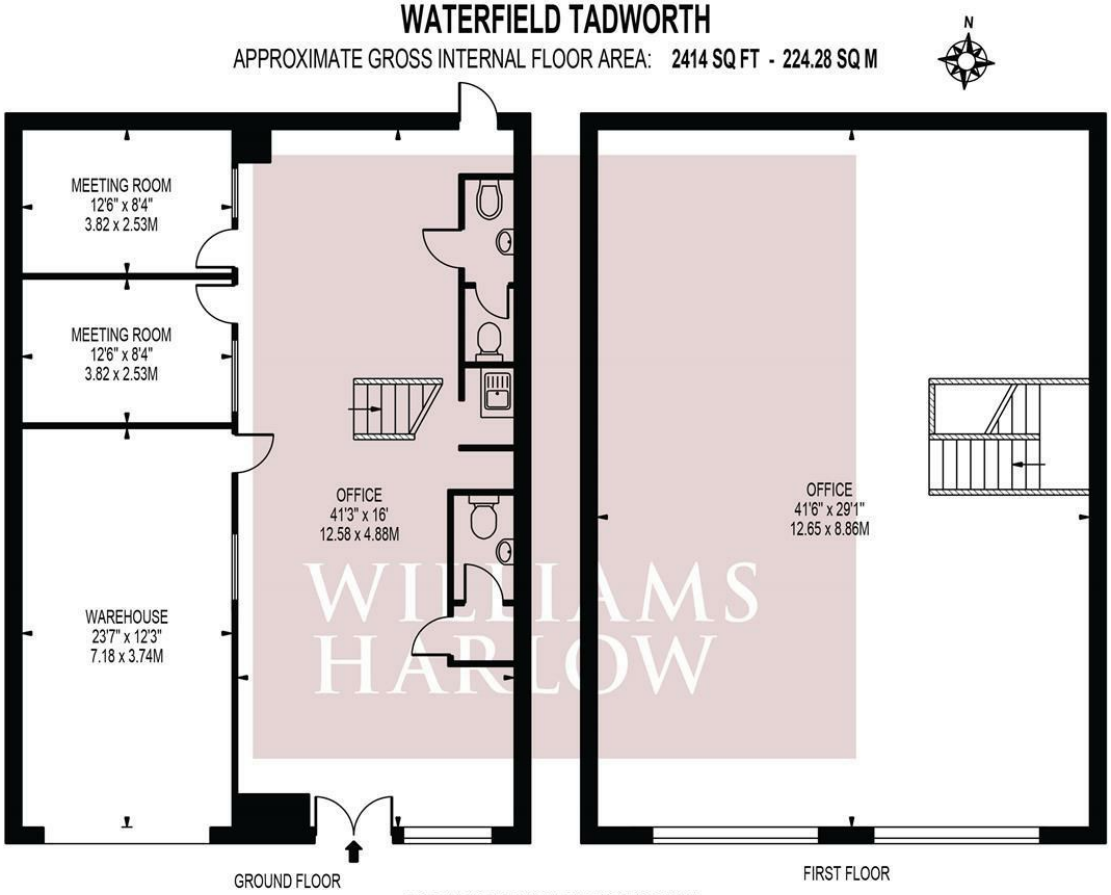
EPSOM DOWNS METRO CENTRE, WATERFIELD TADWORTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2414 SQ FT - 224.28 SQ M**



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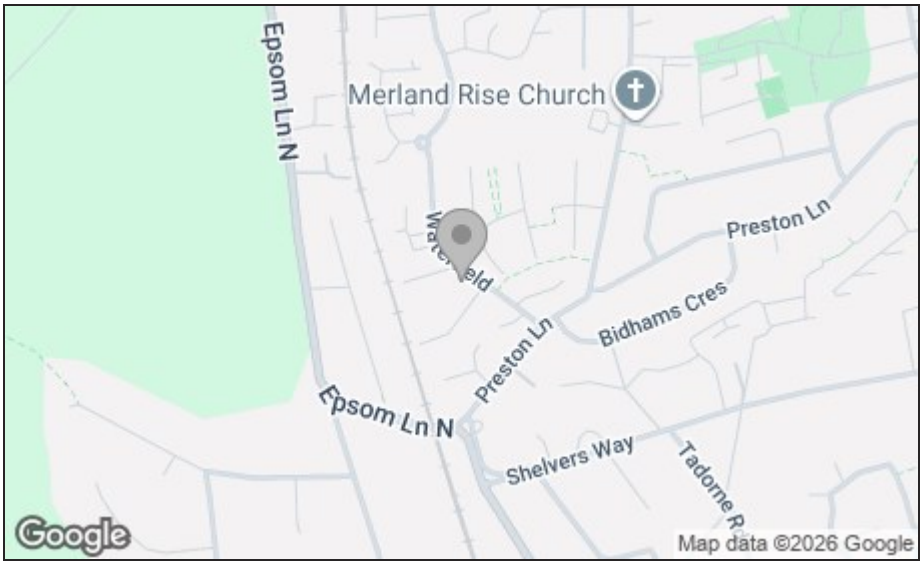
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