

— EPSOM CHASE —

1 HOOK ROAD | EPSOM | SURREY | KT19 8TY



CENTRAL LONDON (20 MILES) ↑

EPSOM CHASE

A24 EAST STREET

NHS

ODEON

EPSOM SQUARE

5 minute walk

HIGH STREET



EPSOM

TOWN CENTRE

ATKINS
Member of the SNC-Lavalin Group

Nuffield Health

AON

EPSOM Playhouse

ROSEBERY PARK

J9 M25 (4 MILES) ↓

INVESTMENT SUMMARY

- Attractive and affluent commuter town, within the M25 and 17 miles south-west of Central London.
- Prominent town centre office, within a few minutes' walk of the mainline station.
- Fast rail access to Central London (Waterloo).
- Gross internal area of 14,365 sq ft and net internal area of 12,570 sq ft, (excluding enclosed car park).
- 56 car spaces providing excellent ratio of 1:224 sq ft.
- Site area of 0.42 acres of land, low site cover of c.54%.
- Freehold.
- Current income £340,498 per annum.
- Full vacant possession by January 2024.
- Numerous asset management initiatives, including :-
 - Refurbishment and re-letting of the existing office accommodation.
 - Conversion/ upward extension of the existing accommodation to residential (under Permitted Development).
 - Extension of the existing building into the car park (subject to planning).
- Other potential uses include hotel, care home or student accommodation (subject to planning).
- Of interest to owner occupiers.
- Town centre apartments achieving rates of c£500 psf.



Offers in excess of £2,700,000, subject to contract and exclusive of VAT, reflecting a capital value of £188 per sq ft on the gross internal area.

LOCATION

The affluent Greater London town of Epsom is located within the south-west quadrant of the M25, approximately 17 miles south-west of Central London and only 4 miles from the M25. Epsom is 9 miles to the north-west of Reigate and 4.3 miles to the north-east of Leatherhead. Epsom is an affluent area with a working population of approximately 34,000 people. Over 40% are employed in the financial and business services sector.

Epsom not only offers an attractive working environment with superb transport links to Central London but also benefits from its highly skilled labour force. These fundamentals have established the town as a dominant commercial centre within the M25, and has attracted large corporate occupiers including Atkins, Nuffield Health, Aon, Epsom and St Helier University Hospitals NHS Trust and Skyguard. The University of Creative Arts has its large campus on Ashley Road.

The town has a wide range of amenities including The Ashley Shopping Centre (with over 60 shops), the recently refurbished Odeon multiplex cinema, Epsom Playhouse Theatre and Epsom Square (formerly The Ebbisham Centre) which was transformed in 2017 into a large outdoor plaza. Rosebery Park at the heart of the town centre provides a popular 12-acre communal park.

Local recreational facilities nearby, include the RAC Country Club with two championship golf courses, Epsom Golf Club, Horton Country Park Riding School, and the Epsom Downs Racecourse, which is home to the world-famous Derby.



COMMUNICATIONS



ROAD

Epsom is within 4 miles of the M25, which can be accessed via Junction 9 to the south-west, providing access to the UK's wider national motorway network.



RAIL

Epsom benefits from direct services to London Waterloo (34 minutes), London Victoria (39 minutes) and London Bridge (43 minutes). In 2013 Epsom Station formed part of a £31 million redevelopment to improve facilities alongside creating a new retail, residential and hotel development.



AIR

Epsom has excellent accessibility to the UK's two largest airports; London Heathrow and London Gatwick. London Heathrow is approximately 23 miles north west of Epsom and can be accessed via Junction 9 of the M25. Gatwick Airport, the UK's second largest airport is located 19 miles to the south east of Epsom.



SITUATION

The subject property is prominently situated on the western side of Hook Road, close to its junction with East Street, and within a 2 minute walk of the town centre, and 5 minute walk of the station.

Hook Road runs in to East Street (A24) immediately to the south, which becomes the High Street and is the main arterial route through the town, and connects directly to the M25 to the south and Greater London to the north.

Opposite the subject property is the 12-acre Hook Road Car Park and SGN site, allocated for a comprehensive residential led mixed use development comprising c640 homes, student accommodation, offices, retail, a leisure centre and neighbourhood park - <https://epsomandewelltimes.com/the-big-plans-for-epsom-and-ewell>



5 MINS WALK TO EPSOM STATION



4 MILES TO M25 (JUNCTION 9)

DESCRIPTION

Epsom Chase comprises an attractive and prominent “L” shaped office building on ground and first floors, above a part ground and lower ground car park.

The building is of reinforced concrete frame construction under a timber trussed pitched roof. Windows are double glazed with aluminium frames. There is a central service core with staircase and two fire escape staircases at the end of each wing.

In total there are 56 car spaces, (34 spaces within the internal car park and 22 external spaces), providing an excellent ratio of 1:224 sq ft. Additional spaces could be created if existing tenant plant is re-positioned.

The offices provide clear open plan accommodation with excellent levels of natural light from all four elevations, and good floor to ceiling heights

- Fully accessible raised floors and suspended ceilings throughout.
- Comfort cooling system, incorporating ceiling mounted VRV units, (air conditioning installed in 2018).
- Clear floor to ceiling height of 2.71m.
- 8 person Otis lift serving all floors.
- Male and female WC's on each level.
- 56 car spaces providing ratio of 1:224 sq ft, (additional spaces could be created if plant re-positioned)



TENURE

The property is held Freehold (under Title Numbers SY179308 and SY621634).



TENANCY INFORMATION

The property is let in its entirety to Bunzl UK Ltd (company number 02902454) under a lease expiring on 5th January 2024, at a current rent of £340,498 per annum. The tenant has confirmed it will not be renewing the lease, and therefore the property is offered with full vacant possession from 6th January 2024.

ACCOMMODATION

The building has been measured by Lane and Frankham in accordance with the RICS Code of Measuring Practice and provides the following approximate gross internal and net internal floor areas:-

FLOOR	DESCRIPTION	GIA (SQ M)	GIA (SQ FT)	NIA (SQ M)	NIA (SQ FT)
Ground	Office	667.8	7,188	570.5	6,141
Ground	Reception			22.1	238
First	Office	666.8	7,177	575.2	6,191
Total		1334.6	14,365	1,167.8	12,570

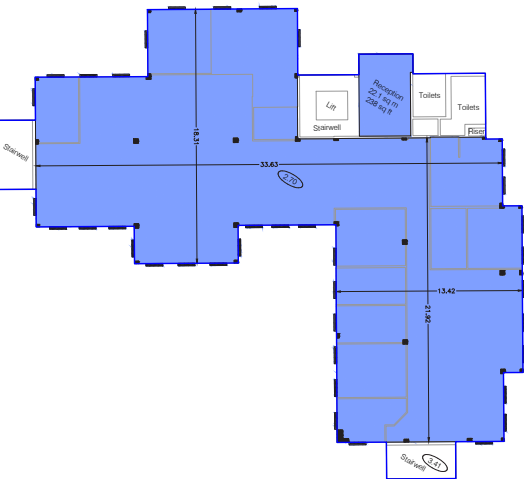
The above excludes the part ground/ lower ground car park extending to a c837.0 sq m (9,009 sq ft).

PLANNING

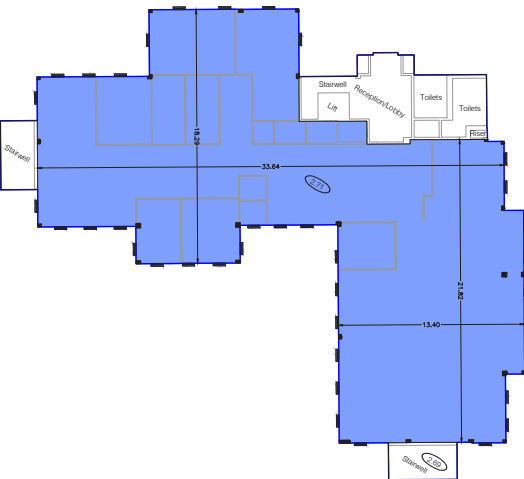
- The Property falls under the jurisdiction of Epsom and Ewell Council.
- It is not listed, and is not located within a conservation area.
- It is not in an area which is subject to an Article 4 Direction

EXISTING FLOORPLANS

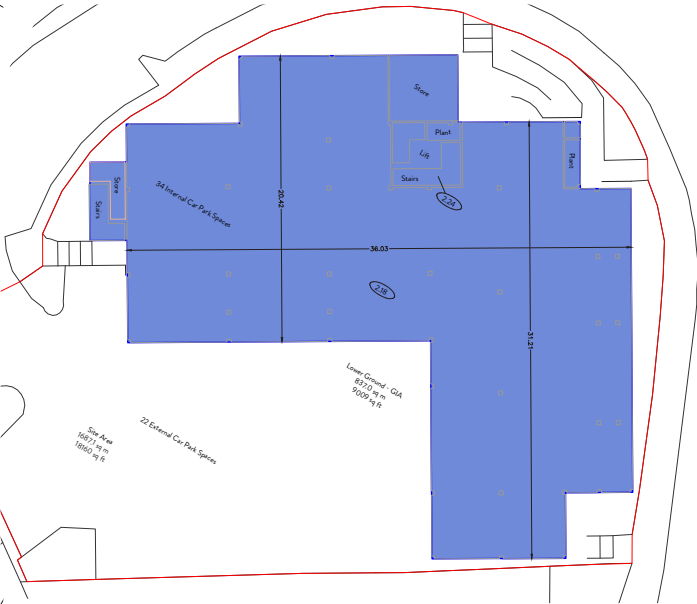
GROUND FLOOR



FIRST FLOOR



PART GROUND, PART LOWER GROUND



ASSET MANAGEMENT/ DEVELOPMENT POTENTIAL

Epsom is an affluent town which benefits from excellent amenities, an attractive working environment and superb transport links to Central London.

Epsom Chase offers an exciting opportunity to consider various asset management initiatives, including a conversion to residential apartments under Permitted Development.

Other potential uses include hotel, care home or student accommodation (subject to planning).

A Planning Report by Montagu Evans (dated September 2023) has been commissioned, and the Report concludes that the following options to create residential apartments on the site could be achievable, subject to satisfying certain conditions (which are set out in the Report)-

- Option 1- Conversion of the existing building to residential (under Permitted Development).
- Option 2- Conversion of the existing building to residential with the creation of two additional floors (under Permitted Development).
- Option 3- as Option 2 plus extension into the car park (subject to planning).
- Option 4- demolition of the existing building and redevelopment (subject to planning).

Option 2 is set out in the below illustrative sketch and floor plan.

A copy of the planning report can be made available upon request.

POTENTIAL SCHEME UNDER PERMITTED DEVELOPMENT/ PLANNING

Illustrative sketch below of potential residential scheme under Permitted Development for the existing building, plus two additional storeys. Further details available upon request.



ILLUSTRATIVE LAYOUT UNDER PERMITTED DEVELOPMENT



FULL ARCHITECTS PLANS PREPARED BY HCL ARCHITECTS AVAILABLE UPON REQUEST

APPROXIMATE NET SALES AREA

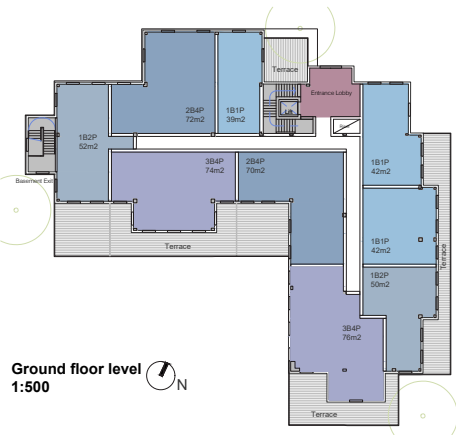
Plans and sales areas below, are indicative only and intended to show a potential option under Permitted Development, (as per option 2 as stated on previous pages)

FLOOR	SQ M	SQ FT
Ground	517	5,565
First	552	5,942
Second	552	5,942
Third	376	4,047
Total	1,997	21,496

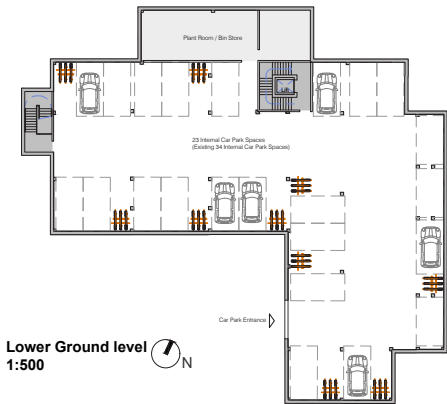


Download the architects full set of sketches and plans

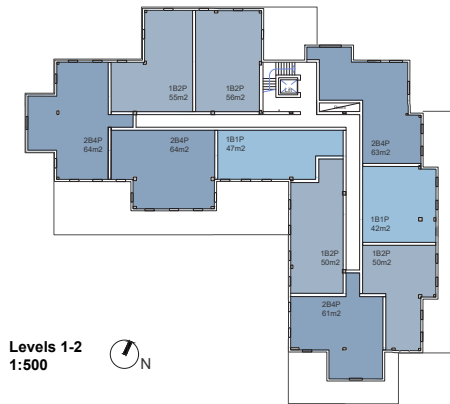
GROUND FLOOR



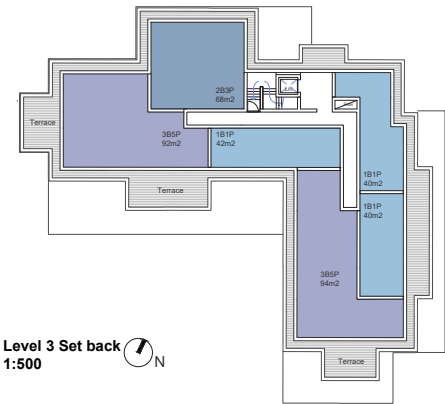
LOWER GROUND FLOOR



LEVEL 1-2



LEVEL 3 SET BACK





EPC

The building has an EPC rating of “B”.

VAT

The property is registered for VAT and therefore VAT will be payable on the purchase price unless the property is sold by way of a transfer of a going concern (TOGC). A TOGC will be the intended method of sale, (provided completion occurs prior to 5th January 2024).

PROPOSAL

Offers in **excess of £2,700,000**, subject to contract and exclusive of VAT, reflecting a low capital value of **£188 per sq ft** on the gross internal area.

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NIGHTINGALE
PARTNERS

nightingalepartners.com

Additional information upon request, including the following:

- [Title Information](#)
- [Floor Plans](#)
- [EPC](#)
- [Planning Report](#)

Misrepresentation Act 1967 & Declaration:-

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Anti-Money Laundering (AML)-

Our client is regulated by the FCA and will require a purchaser to provide information to comply with AML checks on agreement of heads of terms

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