

GROUND FLOOR

323 KINGSTON ROAD | LEATHERHEAD

KT22 7TU



HIGH QUALITY OFFICES TO LET

TO LET - 525 SQ FT (48.77 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- 2 Parking Spaces
- Newly Refurbished
- Seperate Meeting Room/Office
- Kitchenette and WC Facilities
- 2 mins from M25
- Can be provided with desks

LOCATION

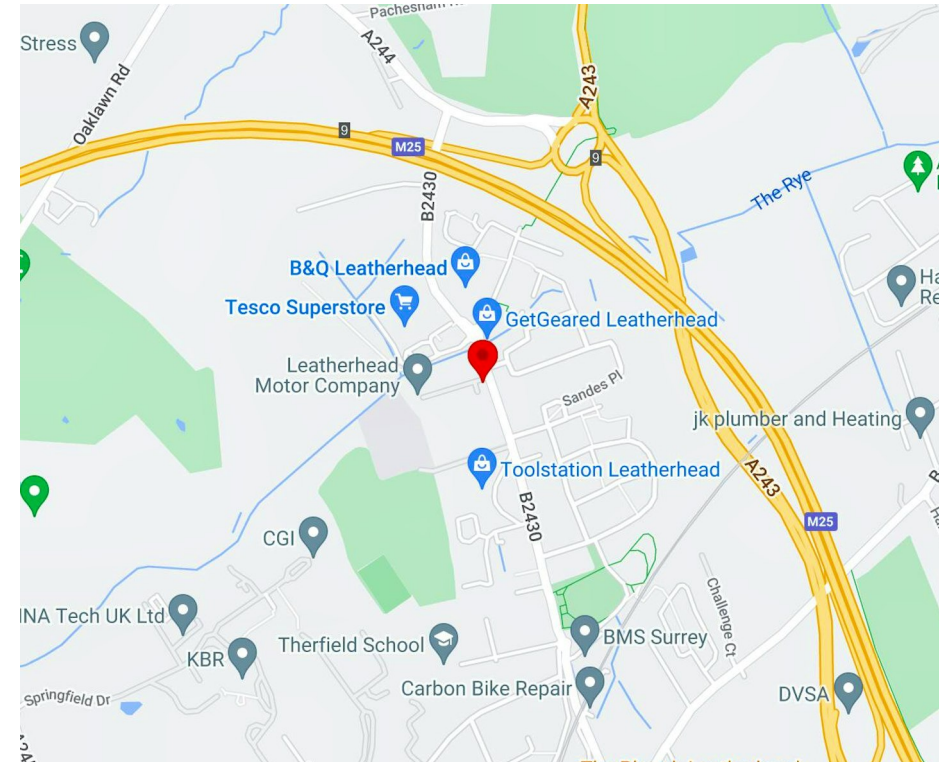
The premises are located on the outskirts of Leatherhead Town Centre on the A244 Kingston Road, close to Tesco and B&Q.

J9 of the M25 is within two minutes drive and Leatherhead Station is approximately 1 mile away which provides fast and frequent services to London Waterloo and Victoria. Leatherhead Town Centre is also a short drive providing a variety of local amenities.

DESCRIPTION

The premises comprise a modern ground floor office suite, set within a two storey building. The property is part of a small terrace of office buildings constructed of mainly brick elevations under a pitched tiled roof.

The offices have recently been refurbished to provide high quality space.

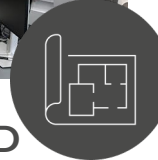


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SUMMARY

- Rent: £16,500.25 per annum
- Available Size: 525 sq ft
- Rates Payable: £9.88 per sq ft
- Service Charge: £7,350.58 per annum Inclusive of electricity, cleaning, building insurance, water etc/
- EPC: B (37)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Offices	375	34.84	Available
Ground - Meeting Rm/Office	150	13.94	Available
TOTAL	525	48.78	

SERVICES INCLUDED

Please see separate download PDF of services included.

FURNITURE

Furniture can be made available on separate negotiation.

DISCLOSURE

In accordance with the Estate Agents Act 1979 the partners of Hurst Warne and Partners Surveyors LTD declare a personal interest in the subject premises.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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**Hurst
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RICS



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