

COMPREHENSIVELY REFURBISHED



UNIT 13

MOLE

BUSINESS PARK

LEATHERHEAD KT22 7BA



TO LET

Modern, light
industrial/warehouse
business unit

6,434 SQ FT

597.74 SQ M

molebusinesspark.co.uk

KEY FEATURES



Within 1 mile of J9 M25



Electronically operated loading door



Eaves height of 6.6m max approx (to underside of roof covering)



Self-contained offices, reception, and WC



Parking to front of unit and in shared car park



24 hour on site security



DESCRIPTION

The property comprises a comprehensively refurbished modern warehouse/business unit of steel frame construction with profile steel cladding. Two storey office accommodation is provided to the front of the property. The unit has an electronically operated loading door and pedestrian door situated on the front elevation.

Externally, the unit has designated parking and a loading bay which are accessed via a well-maintained estate road.

The whole business park is very well managed with 24/7 on-site security. There is also a tenant's overflow car park.

LOCATION

The premises are situated on the Mole Business Park, just off Randalls Road, which is only a few minutes drive from J9 of the M25. The premises are within easy reach of Leatherhead town centre and a 2 minute walk from Leatherhead Train Station.

UNIT 13	SQ M	SQ FT
Ground Floor Warehouse and Offices	492.39	5,300
First Floor Offices	105.35	1,134
TOTAL (GIA approx)	597.74	6,434

TERMS

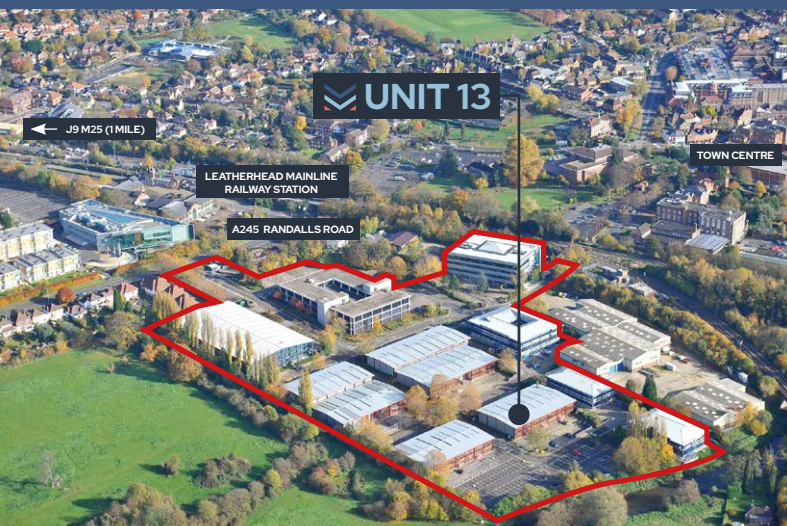
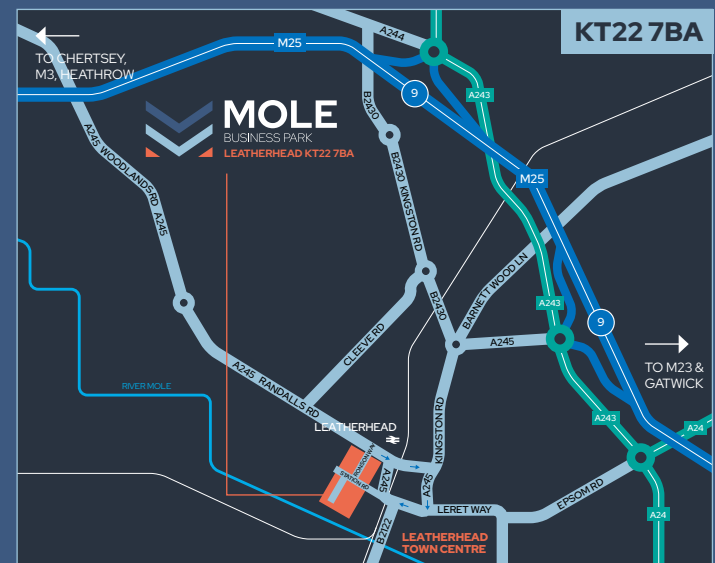
Available directly from the landlord on a new fully repairing and insuring lease on terms to be agreed.

EPC

Rating C.

RENT/BUSINESS RATES

On application.



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