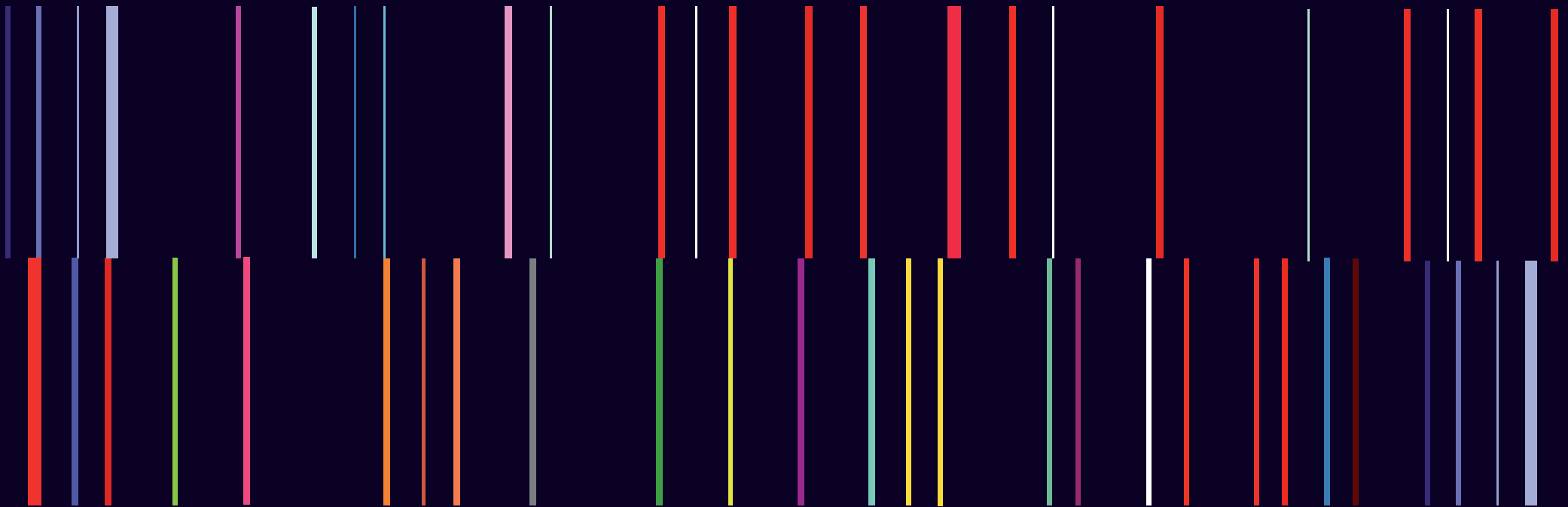


regentpark-leatherhead.com

REGENT PARK

297 KINGSTON ROAD, LEATHERHEAD, KT22 7LU



Fully fitted and unfitted refurbished offices within an established business park 2,300 to 22,268 sq ft To let

REFURBISHED, FLEXIBLE OFFICE ACCOMMODATION ON AN ESTABLISHED BUSINESS PARK.

Regent Park consists of five office buildings situated within a landscaped business park with onsite car parking and a coffee pod.

Accommodation is available in a number of buildings and size ranges.



↑ Contemporary office space



↑ Impressive receptions



↑ On-site Coffee Pod



1

CARLTON HOUSE

Harsco Environmental.
Space to let.

2

DORSET HOUSE

Leatherhead Kingston
Road Centre Ltd.
Taylor, Maxwell & Co Ltd.
Clarion Housing Group Ltd.
Space to let.

3

HAMILTON HOUSE

Space to let.

4

BRUNSWICK HOUSE

Gould International UK,
Kiwi Voice, Data Ltd.

5

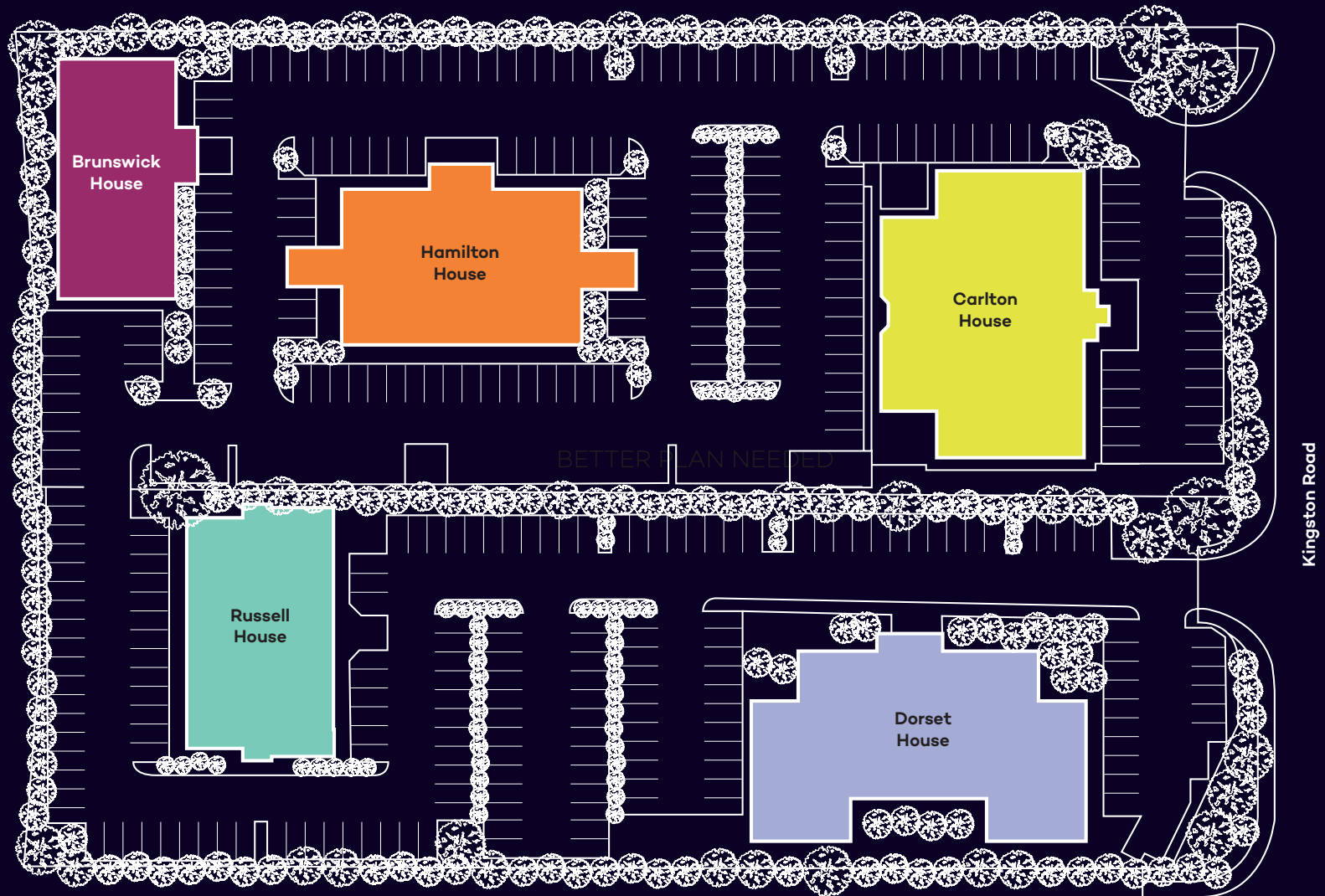
RUSSELL HOUSE

Brand Energy & Infrastructure
Services UK Ltd, Gritit Ltd.
Space to let.

AVAILABILITY

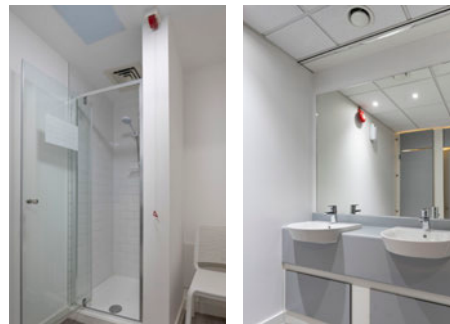
Building	sq ft	sq m
Carlton House		
Second floor	2,591 to 5,556	240.71 to 516.15
Russell House		
Ground floor	2,300	213.67
Hamilton House		
Ground & first floor	11,020	1,023.75
Dorset House		
Part ground floor	3,392	315.13
Total	22,268	2,068.70

Approx net internal floor areas.



Not to scale



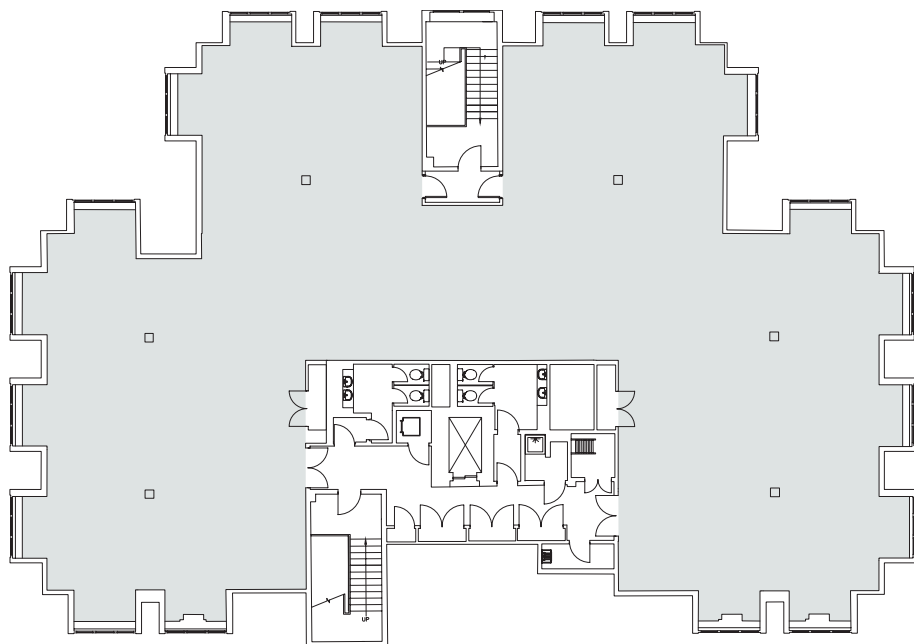


CARLTON HOUSE

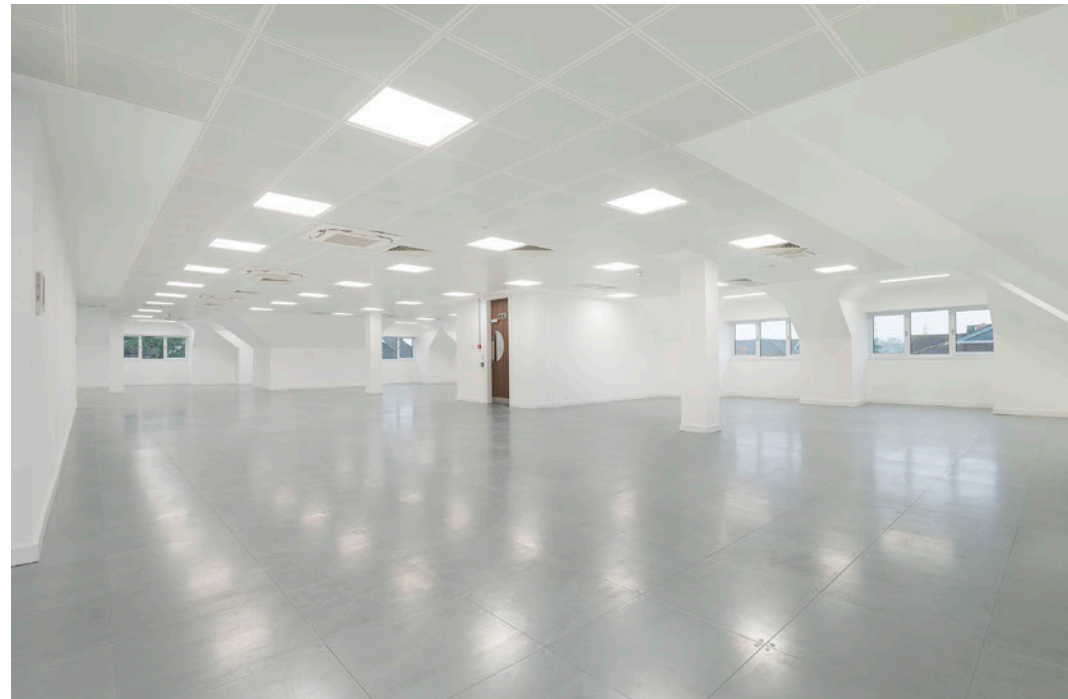
SECOND FLOOR
2,591 TO 5,556 SQ FT
(240.71 TO 516.15 SQ M)

Recently refurbished office floor and new reception and common parts.

- Air conditioning
- Raised floors
- Suspended ceilings
- LED lighting
- Male and female toilets
- Car parking ratio 1:195 sq ft
- EPC Rating: C57



Second floor plan

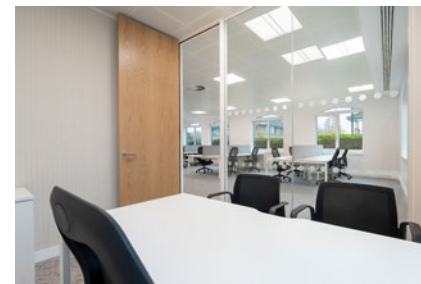
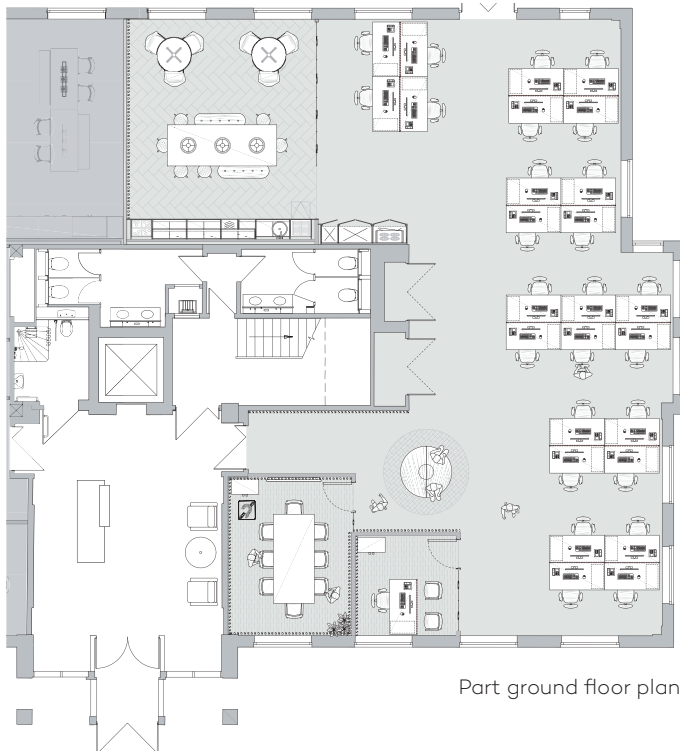


RUSSELL HOUSE

PART GROUND FLOOR
2,300 SQ FT (213.67 SQ M)

Refurbished building offering fitted and unfitted accommodation.

- Air conditioning
- Raised floors
- Suspended ceilings
- LED lighting
- Male and female toilets
- Lift
- Car parking ratio 1:195 sq ft
- EPC Rating: C70





DORSET HOUSE

PART GROUND FLOOR
3,392 SQ FT (315.13 SQ M)

Dorset House comprises a high quality office suite within a multi-let building. The building benefits from an attractive reception with high quality finishes throughout.

- High quality office suite
- Air-conditioning
- Raised floors
- Tenants bus service to Leatherhead Station
- New business park coffee pod
- 19 on-site parking spaces (1:184 sq ft)



HAMILTON HOUSE

GROUND & FIRST FLOOR 11,020 SQ FT (1,023.75 SQ M)

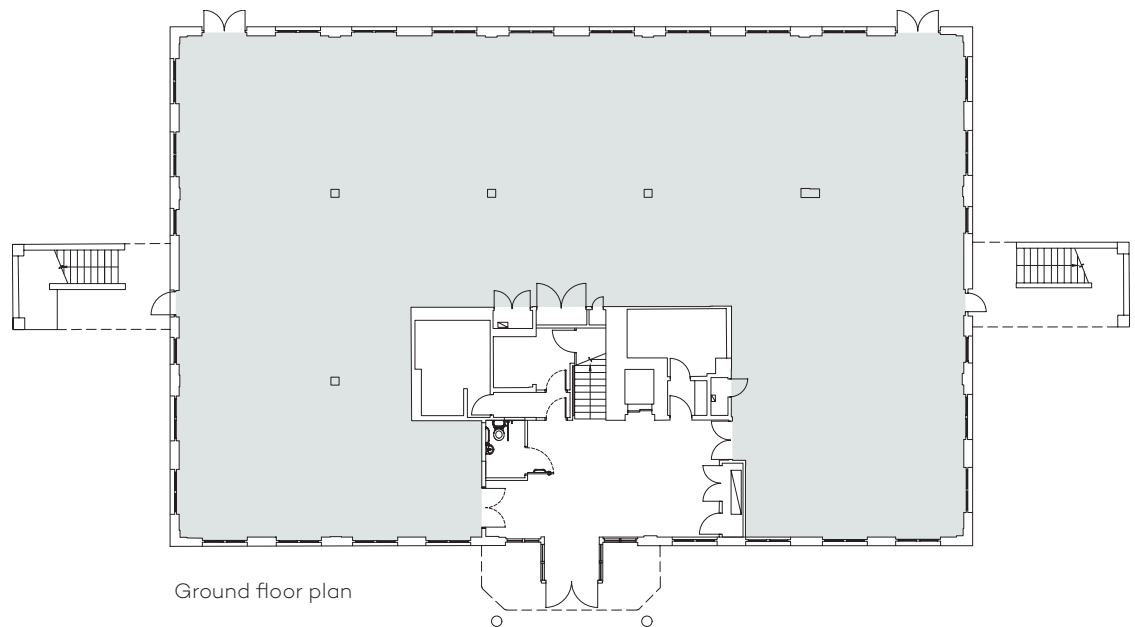
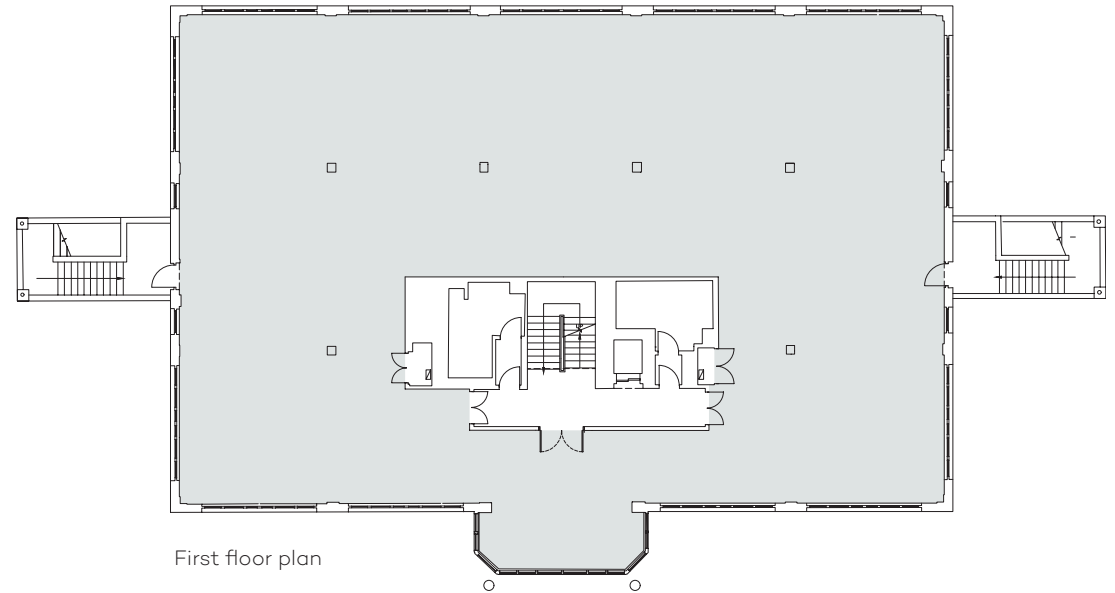
Hamilton House comprises a high quality two storey self-contained office building of brick and glazed elevations under a pitched tiled roof.

The building benefits from an attractive reception with high quality finishes throughout.

- Air conditioning
- Raised floors
- Suspended ceilings
- LED lighting
- Male and female toilets
- Lift
- Car parking ratio 1:195 sq ft
- EPC Rating: C70

AVAILABILITY

Floor	sq ft	sq m
First	5,644	524.33
Ground	5,168	480.10
Reception	208	19.32
Total	11,020	1,023.75



AN INTERNATIONAL BUSINESS DESTINATION.

↑ TO BEAVERBROOK HOTEL

↖ ✈️ GATWICK AIRPORT

TOWN CENTRE

10

9

⇌ LEATHERHEAD

JUNCTION 9

8

A243

REGENT PARK

7

6

5

3

4

KINGSTON ROAD

2

1

JUNCTION 9 ↓

LOCAL OCCUPIERS

- | | |
|----------------------|-------------------|
| 1. B&Q Store | 6. RINA |
| 2. Tesco Supermarket | 7. KBR |
| 3. CGI | 8. Berkeley Homes |
| 4. Hyundai | 9. Wates |
| 5. Unilever | 10. Mercer |

REGENT PARK



LOCATED WITH EASY ACCESS TO M25 AND LEATHERHEAD TOWN CENTRE.

LOCATION

Regent Park is located in Kingston Road, Leatherhead, 17 miles south west of London and within half a mile of junction 9 of the M25.

Both Gatwick and Heathrow airports are approximately 30 minutes drive whilst Leatherhead station provides a fast and frequent services to London Waterloo and Victoria.

Leatherhead town centre is 3/4 of a mile away which provides a wide range of shopping and staff amenities.

Other occupiers within Regent Park include Western Digital, Gould Paper Corporation, Harsco Infrastructure and Regus.

TRAVEL TIMES

By Road	Miles
M25 (J9)	0.8
M23	11
Heathrow Airport	18
Gatwick Airport	20
Central London	20

By Rail	Mins
Gatwick Airport	38
London Waterloo	44
London Victoria	44
London Bridge	50

By Bus

There is a tenant bus service which runs between the Park and Leatherhead station at peak times.



REGENT PARK

297 KINGSTON ROAD, LEATHERHEAD, KT22 7LU

regentpark-leatherhead.com

VIEWINGS

Strictly by appointment through the joint agents:

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MISREPRESENTATION ACT 1967

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