

FOR SALE

Self contained offices with parking



Leatherhead - Office

1,315 sq ft (122.17 sq m) NIA

1979 • 2019 **40** YEARS

Unit 7 Blenheim Court, Brook Way, Leatherhead, KT22 7NA

For viewing and further information contact:



Mark Leah

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Key Benefits

- Modern office building
- Kitchen and WC facilities on both floors
- 4 parking spaces
- Freehold



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RICS

Unit 7 Blenheim Court, Brook Way, Leatherhead, KT22 7NA

Description

The unit comprises a self contained office unit within a courtyard development arranged on ground and first floor with attractive brick elevations under a pitched tiled roof.

Internally the office has been finished to a high standard to include heating and air cooling, suspended ceilings with integral lighting, perimeter trunking and a kitchenette and WC on each floor. The unit benefits from 4 on site parking spaces.

Location

The property is well located on Brook Way, close to the junction of Kingston Road. Leatherhead town centre is approximately 1.5 miles distant. The M25 at Junction 9 is approximately 0.5 miles away and provides excellent onward access to the national motorway network.

Nearby amenities include Tesco and B&Q Superstores.

Both Leatherhead and Oxshott stations are within a short drive and provide frequent train services to London (fastest journey time approximately 30 minutes).

Accommodation

Measured on a net internal basis.

Ground Floor | 660 sq ft | 61.5 sq m

First Floor | 655 sq ft | 61.0 sq m

TOTAL | 1,315 sq ft | 122.5 sq m

Tenure

The premises are available freehold.

Viewings and Further Information

For viewings or more information please contact the sole agents Hurst Warne 01372 360190.



Summary

Available Size	1,315 sq ft
Price	£450,000.00
Rates Payable	£13,200.00 per annum
Rateable Value	£27,500.00
Service Charge	Not Applicable
Estate Charge	£1,250.00 per annum
EPC Rating	C (54)

Viewing & Further Information



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