

# TO LET

Office Space in central Leatherhead



## Leatherhead - Office

823 sq ft (76.46 sq m) NIA

Second Floor, Manor House, The Crescent, Leatherhead, KT22 8DH

For viewing and further information contact:



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### Key Benefits

- Air cooling
- New LED lighting
- Parking available
- Kitchenette
- Excellent levels of natural light
- Great town centre location

Est.1978



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## Description

Manor House comprises refurbished office suites accessed from refurbished lobby area fronting onto The Crescent. The office benefits from excellent levels of natural light and a great town centre location.

The available suite is 803 sq ft and benefits from an installed Kitchenette.

## Location

The premises are located in Church Street, Leatherhead adjacent to the town centre near to Waitrose and all the leisure amenities that Church Street offers.

Leatherhead is located 1 mile from Junction 9 of the M25 motorway, which provides good onward access to both Heathrow & Gatwick airports.

Leatherhead mainline railway station is within half a mile with service running to Waterloo & Victoria.

## Accommodation

The accommodation comprises the following

Name	sq ft	sq m	Availability
2nd	823	76.46	Available

## Specification

- Suspended ceilings
- New LED Lighting
- Air cooling
- Parking spaces
- Great town centre location
- Kitchenette
- Excellent levels of natural light

## Terms

The offices are available by way of a new lease on flexible terms.



## Summary

Available Size	823 sq ft
Rent	£18.50 per sq ft per annum, exclusive
Rates Payable	£8.32 per sq ft
Rateable Value	£37,750
Service Charge	£8.42 per sq ft plus electricity
EPC Rating	B (45)

## Viewing & Further Information



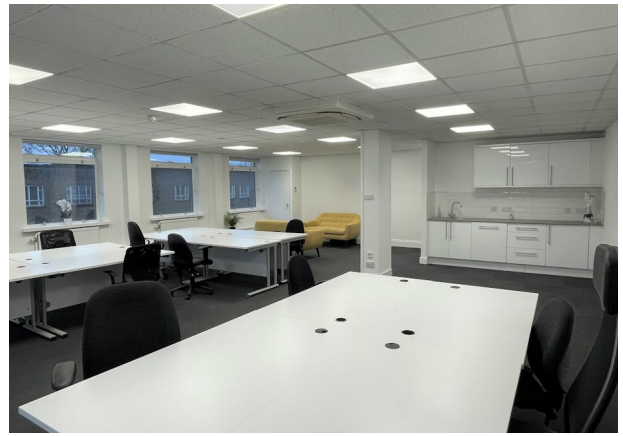
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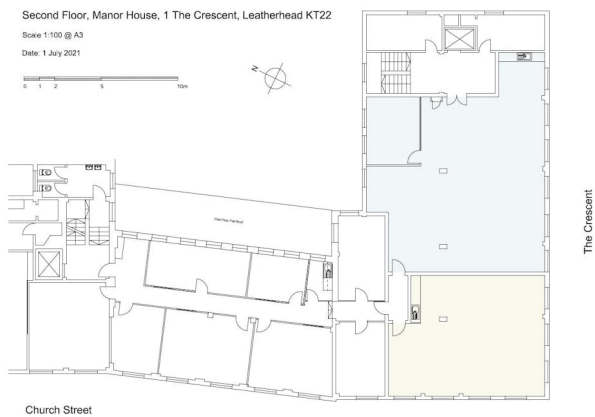
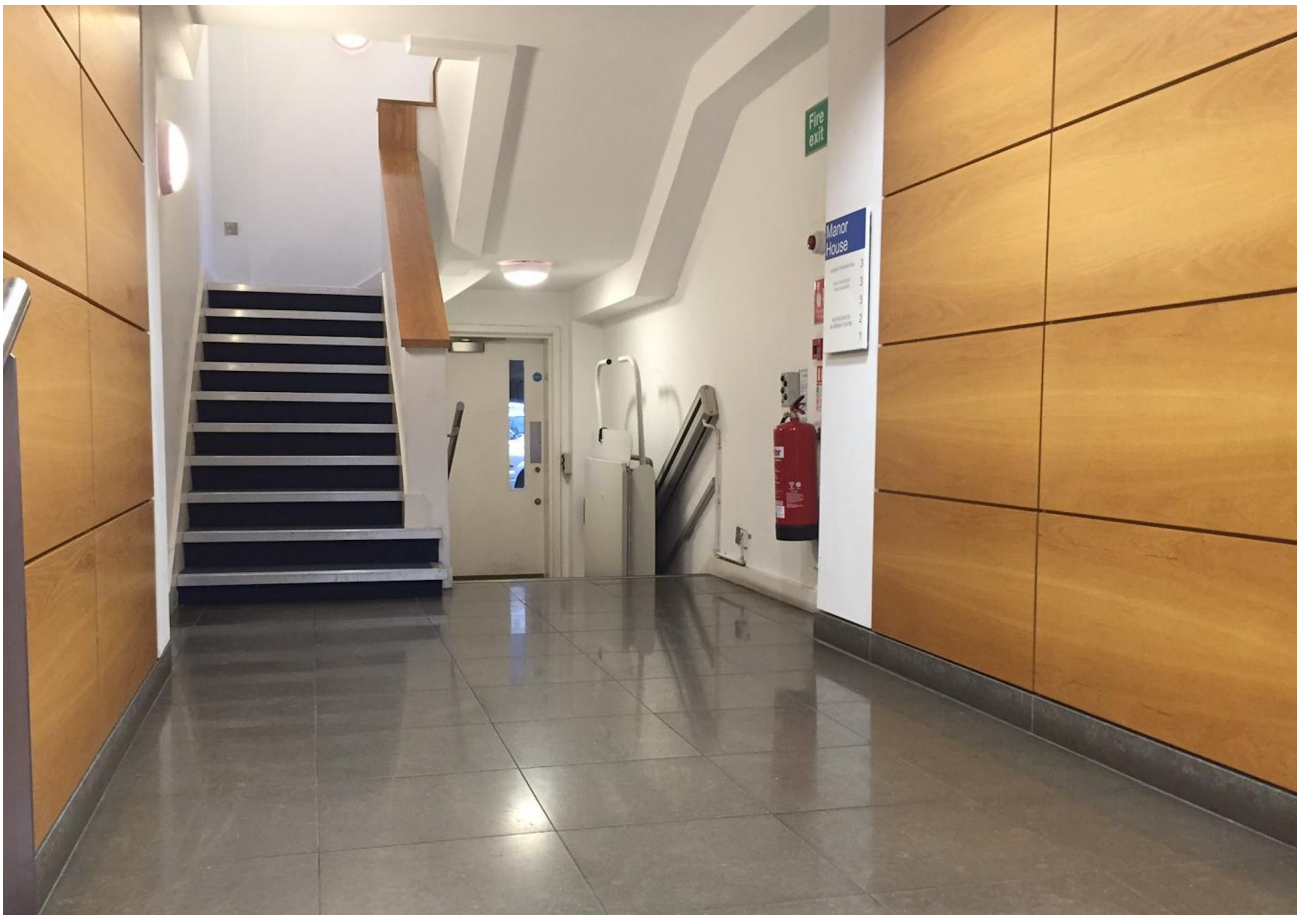
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