

To Let

**Unit 3, Leatherhead Trade Park, Station Road,
Leatherhead, KT22 7AG**

3,800 sq ft (353.03 sq m)

- Unit 3 is located adjacent to a new Screwfix branch
- Estate occupiers include Merit Tyre and Magnet Trade



Location

The premises are situated on the Leatherhead Trade Park, located off Station Road. The property is located in close proximity to J9 of the M25. The premises are also within easy reach of Leatherhead Railway Station and Leatherhead Town Centre.

Adjacent occupier on the estate include Magnet, Merit Tyres and Screwfix.

Specification

The premises comprise an end-of-terrace modern light industrial warehouse/business unit of steel frame construction with a combination of bricked and profile steel cladding elevations. The unit benefits from two-storey office accommodation to the front elevation and a single roller shutter door.

- Roller shutter door
- Self-contained office and WC's
- Clear height of 5.5 m.
- Allocated car parking and dedicated loading apron

Accommodation

| Sq ft | Sq M
Warehouse | 2,572 | 238.97
Ground Floor Office | 918 | 85.33
First Floor Office | 323 | 30.03
Total GIA (Based on approximate sq ft measurements) | 3,813 | 354.33

Tenure

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

EPC

This property has been graded as B (44).

Rent

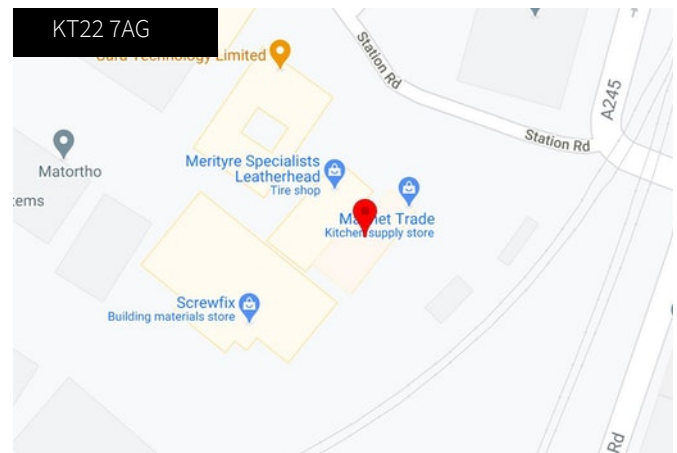
Rent on Application

Business Rates

sq ft (based on a Rateable Value of £34,720). Interested parties should make their own enquiries with the relevant Local Authority.

Service Charge

The landlord levies a service charge on the building with regard to the Estate Maintenance and Estate Security. Further details from the agent.



Contacts

Tim Clement

+44 (0)203 805 6872

tim.clement@eu.jll.com

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