

TO LET

Self-contained ground floor office suite in Leatherhead town centre



Leatherhead - Office

787 sq ft (73.11 sq m) NIA

Ground Floor, 33 Bridge Street, Leatherhead, KT22 8BN

For viewing and further information contact:



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Key Benefits

- Recently refurbished
- Comfort cooling / gas central heating
- Meeting Room
- Town centre location
- Male and female WC's
- Self-contained

Est. 1978



Ground Floor, 33 Bridge Street, Leatherhead, KT22 8BN

Description

The property comprises a ground floor office suite located within a detached 3 storey property. The building has period facade of brick and rendered elevations under a pitched slate roof.

The current owner has refurbished the premises to provide an excellent specification throughout to include air conditioning, kitchenette, LED lighting and category six cabling. There is a separate meeting room to the front of the property.

To the rear of the property there is a secure parking space that can be accessed through the offices.

The building is listed and within a conservation area.

Location

33 Bridge Street is well situated in Leatherhead town centre, close to the junction of North Street and the High Street.

Leatherhead mainline railway station is approximately a 10 minute walk providing direct services to London Waterloo/Victoria (circa 44 mins).

The M25 at Junction 9 is within 1 mile and provides excellent onward access to the national motorway network and both Heathrow and Gatwick airports.

The premises are therefore well located for tenants and are close by to numerous shopping, leisure and local amenities.

Accommodation

Name	sq ft	sq m	Availability
Ground - Offices	667	61.97	Available
Ground - Storage	118	10.96	Available

Specification

- Refurbished with LED lighting and new IT cabling with patch panel
- Comfort cooling / gas central heating
- Town centre location
- Male and female WC's
- Kitchenette
- Self-contained suite with meeting room
- Ground floor high street access
- 2 car parking spaces

Terms

The property is available to lease on a fully repairing and insuring lease on flexible terms to be agreed.

Service Charge

The landlord levies a fixed service charge (plus RPI) to include building insurance and cleaning of the suite. Electricity is separately metered and re-charged.

Viewing and Further Information

Please contact sole agents Hurst Warne to arrange a viewing.



Summary

Available Size	787 sq ft
Rent	£20,000 per annum exclusive
Rates Payable	£6.50 per sq ft approx.
Service Charge	£6 per sq ft Fixed PAX plus RPI annual uplift. Electricity metered separately.
EPC Rating	D (81)

Viewing & Further Information



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