



## Unit B Imperial Park

Randalls Way, Leatherhead, KT22 7TA

### Mid-Terrace Trade Counter / Warehouse unit to let on an established estate

**11,587 sq ft**  
(1,076.47 sq m)

- Close proximity to J9 M25
- Close to Leatherhead Town Centre
- 27 on-car site parking spaces
- Adjacent to Howdens
- Trade Counter

## Summary

Available Size	11,587 sq ft
Rent	Rent on application
Rates Payable	£8.46 per sq ft Interested parties should make their own enquiries with the local authority
Rateable Value	£200,000
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	B (50)

## Description

The unit is of steel frame construction with ground floor trade counter and ancillary offices together with shower, WCs and kitchen facility. In addition there is separate access to first floor offices.

The unit has a panelled loading door and clear warehouse with internal height of 6.5M to underside of haunch rising to 7.5M at the ridge. The unit has 27 car parking spaces.

## Location

Imperial Park on Randalls Way is a short walk from Leatherhead railway station, offering a fast and frequent service to London Waterloo and Victoria with a journey time of just over 45 minutes.

There is easy access to Junction 9 of the M25 providing connection to the national motorway network, with Heathrow Airport 25 miles and Gatwick Airport only 21 miles away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,401	966.28	Available
1st	1,186	110.18	Available
<b>Total</b>	<b>11,587</b>	<b>1,076.46</b>	

## Terms

The unit is available by way of a lease assignment or a new lease direct from the landlord on terms to be agreed.

The current lease expires in April 2033 and there is a rent review in April 2028.



## Viewing & Further Information



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