

# To Let

## Unit 10, Mole Business Park, Randalls Road, Leatherhead, KT22 7BA

7,050 sq ft (654.97 sq m)

- Within 1 mile of J9 of the M25
- Roller shutter door
- Parking to front of unit and in shared car park
- Eaves height of 6.6m maximum approximately (to underside of roof covering)



Modern Light Industrial Warehouse/Business Unit

## Location

The premises are situated on the Mole Business Park, just off Randalls Road, which is only a few minutes drive from J9 of the M25. The premises are also within easy reach of Leatherhead railway station and Leatherhead Town Centre.

## Description

The property comprises a modern warehouse / business unit of steel frame construction with profile steel cladding. The unit benefits from two storey office accommodation to the front of the property. Furthermore, the unit benefits from an electronically operated loading door and pedestrian door situated along the front elevation.

Externally, the unit has designated parking and a loading bay which are access via a well-maintained estate road.

The whole business park is very well managed with 24/7 on-site security. There is also on-site parking at the back of the business park. This unit specifically is due to be comprehensively refurbished in the coming months.

## Accommodation

The accommodation comprises of the following

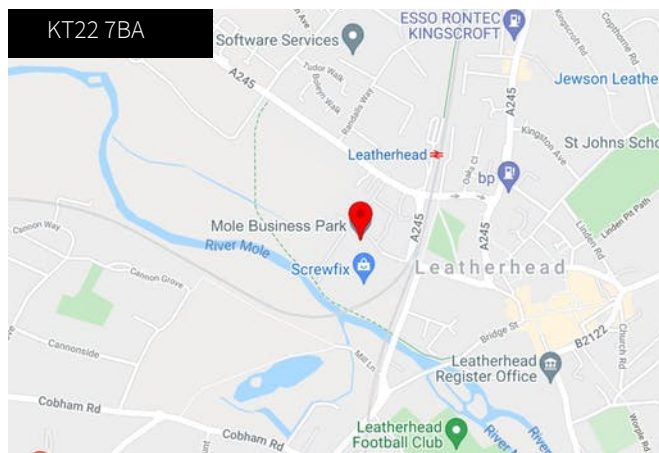
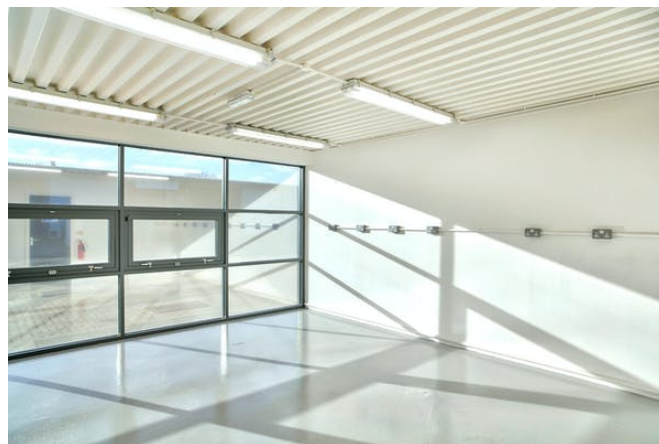
Description	Sq ft	Sq m
Ground floor warehouse and office	5,916	549.61
First floor office	1,134	105.35
<b>Total</b>	<b>7,050</b>	<b>654.96</b>

## Specification

- Roller shutter door
- Eaves height of 6.6m maximum approximately (to underside of roof covering)
- Self-contained offices, reception and WC
- On-site parking to the front
- Tenants additional on-site parking
- On-site security

## Terms

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



## EPC

This property has been graded as C (65).

## Viewing & Further Information

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