# Hurst Warne

# TO LET

### **Grade A Office Space Flexible Terms**



# **Leatherhead** - Office

500 sq ft (46.45 sq m) NIA



Dorset House, Kingston Road, Leatherhead, KT22 7PL

#### For viewing and further information contact:



**Tom Boon** 01372 360190 07879 864647 thomas.boon@hurstwarne.co.uk

# **Key Benefits**

- Fully accesible raised floors and suspended ceilings
- Air conditioning
- Cat 5e cabling
- Double-glazed windows
- o 24 hour access and CCTV
- On-site parking





# Dorset House, Kingston Road, Leatherhead, KT22 7PL

#### **Description**

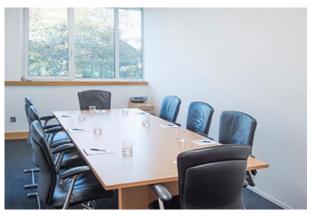
This is a good quality modern building benefiting from raised floors and air conditioning. The building provides a choice of fully managed services if required, including broadband internet access, telecommunications systems, on site IT support, dedicated meeting rooms and numerous other in-house services. Alternatively, the space can be taken on a more conventional basis without the majority of these services.

#### Location

Dorset House is set in an ideal Leatherhead location and a short distance to the town centre and local amenities in a stylish modern building conveniently situated within a few minutes drive of Junction 9 of the M25.

#### **Terms**

Short or long term lets available on flexible terms to be agreed.





## Summary

Available Size 500 sq ft

Rent on Application

Business Rates Upon Enquiry

**EPC Rating** E (124)

# Viewing & Further Information

#### **Tom Boon**

01372 360190 | 07879 864647 thomas.boon@hurstwarne.co.uk



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (iii) no employee of the agents has any authority to make not satisfy themselves as to their accuracy, (iii) no employee of the agents has any authority to make usually representation or warranty to enter into any contract whatever in relation to the property, (iv) prices/rents quated in these particulars may be subject to VAT in addition; and (i) the agents will not be lable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases: — The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commerciallesecode.co.uk Generated on 29/06/2020